

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA

January 27, 2026

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, January 27, 2026. The meeting was held in the conference room at Orchard View on Whitesville Road in Columbus, Georgia. A notice was emailed to each member of the Board more than 48 hours prior to the meeting. A copy of the notice was posted more than 24 hours before the meeting on the door of the building in which the meeting was held.

Present at the meeting were Chairman Chuck Hecht, Vice Chairwoman Sarah Banks-Lang, and members Warner Kennon, Jr., Bob Jones, Tony Floyd, Wayne Joiner, Dr. John Kingsbury, Dr. Linn Storey, and Dr. Sharen Kelly.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney, were present at the meeting.

WELCOME AND INVOCATION

The meeting was called to order by Chuck and Britt opened the meeting with a prayer.

DETERMINATION OF QUORUM

It was determined that a quorum was present.

REVIEW OF MINUTES

The Minutes for the October 28, 2025, Board meeting were reviewed. Dr. Kingsbury moved to approve the Minutes as presented and Bob seconded the motion. The October 2025 Minutes were unanimously approved.

BOARD BUSINESS

Jack asked if there were any nominations for officers, and Wayne presented the following slate: Chuck for Chair, Sarah for Vice-Chair, and Wayne for Secretary/Treasurer. Bob moved to approve the slate as presented and Dr. Kingsbury seconded the motion. Following a brief discussion, the nominations were unanimously adopted and Chuck was approved as the Chair of the Board, Sarah as Vice-Chair, and Wayne as Secretary/Treasurer for 2026.

Jack announced that pursuant to the Georgia Hospital Authorities Law and the Board's By-Laws, the assets of HAC may not personally benefit a member of the Board. Therefore, Jack presented the previously distributed vendor list for HAC (2025) and a form for disclosure of potential conflicts of interest. Jack asked the members of the Board to review the vendor list and questions on the disclosure form, fill-in their responses, and sign and date the form. Jack collected the signed forms from all members of the Board.

As duly noticed to the Board, amendments to the By-Laws have been proposed and presented. Bob moved to approve and adopt the amendments, and Dr. Kingbury seconded the motion. Sarah requested clarification on the hiring of counsel as stated in Article Seven, and Warner and Wayne commented on the amendments to the committees as stated in Article Eight. Following further discussion, Bob moved to table the vote until the next meeting in February, and Dr. Kingsbury seconded the motion. The Board unanimously voted to consider the amendments at the next meeting.

Chuck asked if there were any objections to re-scheduling the February meeting from the 25th to the 17th of February. Bob moved to re-schedule the regular meeting in February to the 17th of that month, and Dr. Storey seconded the motion. The Board unanimously approved the next meeting date as February 17, 2026, at 11:00 AM at Orchard View.

CFO'S REPORT

Rick presented the Statistical and Financial Reports:

Statistical Report: Attached to these Minutes is the FY 2026 YTD Statistical Report.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus Consolidated Income Statement and Summary Report through December 31, 2025.

Rick reported that census was trending down at the end of the year, but the current census is 293, and Britt commented that census in January 2025 was 260. There were 49 admissions and 42 discharges in December 2025. Rick reported current balance sheet figures, and announced efforts continue through a consultant to obtain contracts with Humana, Aetna, and the VA. Also, efforts continue to be made to claim the balance of the Employee Retention Credit (about \$400,000). Rick indicated that an unusual delay has occurred in the fourth quarter payment of Nursing Home Supplemental Reimbursement (UPL) proceeds for 2025, but Rick expects about a million dollars to be paid to HAC once the Centers for Medicare and Medicaid approve the payment. The Workers' Compensation renewal was level with 2025 in spite of an increase in salary expense. Health insurance renewal included a 14% increase, which Rick and Britt explained was reasonable under the circumstances of HAC being self-insured. Typical increases for fully-insured holders is 30-50%. Rick reported his understanding that the 2017-2018 ad valorem tax issue for the Bibb Mill parcel has been resolved with a correction of the tax bills to \$0.00. Rick thanked Tony and Jack for their attention to and assistance with resolving the issue through the Tax Assessor and Tax Commissioner's offices.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Insurance Renewals: Britt referred to Rick's report on the small increases to Workers' Compensation and Health insurance renewals.

Annual Surveys: Britt reported that a Joint Commission survey took place at Ridgecrest on December 4-5, and was followed by an annual survey on December 5-7. According to Britt, a Joint Commission certification includes financial benefits to the facility plus good publicity. A typical Joint Commission survey yields between 30-40 recommendations, and Ridgecrest received only 8 with recommendations and directions for small corrections, which have been completed and Ridgecrest received a Joint Commission Certificate. The annual state survey that followed resulted in only one tag being issued, and Ridgecrest was returned to compliance on January 22.

Brookstone Parcel: Britt announced he had an update on the Brookstone parcel. Wayne moved to go into Executive Session to discuss potential real estate transactions, and Sarah seconded the motion. The Board then went into Executive Session.

Staffing Mandate Removed: Britt reported the federal staffing mandate was repealed in December and no longer presents a concern.

New Initiatives: Britt reported savings by switching from Elder Care to Pharmerica for resident medications. The benefits of the switch include a difference in cost by 7% and \$22/day less. Also, Pharmerica delivers on Sundays, which was not previously available. Britt reported further a savings of \$50,000/year by switching food vendor group purchasing organizations to Incite. Sarah and Wayne recommended to Britt and Rick that potential savings be researched through a 3-40-B designation for indigent care, if applicable. Rick indicated he would look into it.

Community Outreach: According to Britt, Orchard View and Muscogee Manor participated in the Columbus Christmas parade and other holiday events. HAC leadership will attend a Health Fair on January 28 at 4th Street Church. Ridgecrest was named Legacy Business of the month,

which Britt anticipates will be a good source of publicity for the facility within the community. Britt also reported that he is speaking and performing at the GHCA Winter Convention in February, and that he will begin his tenure on the Board of Directors for the Springer Opera House next month.

Accolades: Britt announced that all three facilities have been recognized as Certified Centers of Excellence for Wound Management by Vohra Wound Physicians, which is a national recognition.

NEXT MEETING

Pursuant to the Board's approval, the next meeting will be on Tuesday, February 17, 2026 at 11:00 AM at Orchard View.

There being no further business the meeting was adjourned.



JACK P. SCHLEY
Secretary/Attorney



CHARLES K. HECHT, III
Chairman

HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED DECEMBER 31, 2025

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 6,030,045	\$ -	\$ 7,109,589	\$ 5,738,351	\$ 18,877,985	\$ 58,106	\$ 513,946	\$ 3,784,537	\$ 23,234,574
Other Current Assets	4,137,913	-	1,943,634	3,606,150	9,687,697	4,473	270	-	9,692,440
Intercompany Balances	16,513,856	-	(4,231,652)	(5,651,025)	9,631,179	(6,389,957)	(2,318,704)	(922,518)	-
Noncurrent Assets	30,122,499	-	30,459,655	6,717,041	67,299,195	144,406	83,642	-	67,527,243
Total Assets	\$ 56,804,313	\$ -	\$ 38,281,226	\$ 10,410,517	\$ 105,496,056	\$ (6,182,972)	\$ (1,720,846)	\$ 2,862,019	\$ 100,454,257
Current Liabilities	\$ 2,577,419	\$ -	\$ 1,269,953	\$ 1,496,592	\$ 5,343,964	\$ -	\$ 19	\$ -	\$ 5,343,983
Non-current Liabilities (excluding bonds)	8,759,939	-	3,123,591	4,956,117	16,839,647	360,100	450,668	-	17,650,415
Bonds Payable	17,612,105	-	27,393,361	-	45,005,466	-	-	-	45,005,466
Total Liabilities	28,949,463	-	31,786,905	6,452,709	67,189,077	360,100	450,687	-	67,999,864
Fund Balance	27,854,850	-	6,494,321	3,957,808	38,306,979	(6,543,072)	(2,171,533)	2,862,019	32,454,393
Total Liabilities and Fund Balance	\$ 56,804,313	\$ -	\$ 38,281,226	\$ 10,410,517	\$ 105,496,056	\$ (6,182,972)	\$ (1,720,846)	\$ 2,862,019	\$ 100,454,257
INCOME STATEMENT									
Revenue	\$ 1,710,292	\$ 110,166	\$ 641,703	\$ 1,042,375	\$ 3,504,536	\$ 2,003	\$ 13,665	\$ 7,190	\$ 3,527,394
Operating Expenses	1,561,177	132,661	650,754	1,142,531	3,487,123	719	79	-	3,487,921
Net Profit (Loss) before Noncash expense	149,115	(22,495)	(9,051)	(100,156)	17,413	1,284	13,586	7,190	39,473
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(29,522)	-	(74,757)	-	(104,279)	-	-	-	(104,279)
Depreciation and Amortization	(83,762)	-	(92,042)	(8,886)	(184,690)	(275)	-	-	(184,965)
Current Month Income (loss)	\$ 35,831	\$ (22,495)	\$ (175,850)	\$ (109,042)	\$ (271,556)	\$ 1,009	\$ 13,586	\$ 7,190	\$ (249,771)
YTD Income (loss)	\$ 214,945	\$ (263,658)	\$ (637,842)	\$ (222,670)	\$ (909,225)	\$ 6,380	\$ 71,417	\$ 45,061	\$ (786,367)
Monthly Net Income (loss)	\$ 35,831	\$ (22,495)	\$ (175,850)	\$ (109,042)	\$ (271,556)	\$ 1,009	\$ 13,586	\$ 7,190	\$ (249,771)
Add: Depreciation	83,762	-	92,042	8,886	184,690	275	-	-	184,965
Add: Interest Expense	29,522	-	74,757	-	104,279	-	-	-	104,279
Less: Monthly bond payment	(185,453)	-	(66,608)	-	(252,061)	-	-	-	(252,061)
Less: Property & Equipment Additions	-	-	-	-	-	-	-	-	-
Net Cash Flow	\$ (36,338)	\$ (22,495)	\$ (75,659)	\$ (100,156)	\$ (234,648)	\$ 1,284	\$ 13,586	\$ 7,190	\$ (212,588)

HOSPITAL AUTHORITY OF COLUMBUS
FY 2026 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy	72.32%	73.70%	68.58%	67.10%	65.10%	61.24%	68.01%	62.87%	68.01%	67.10%	65.10%	61.24%	68.01%	62.87%
Medicaid%	80.78%	76.91%	78.43%	74.99%	72.89%	75.22%	76.54%	75.46%	76.54%	74.99%	72.89%	75.22%	76.54%	75.46%
Medicare%	3.68%	6.45%	3.69%	4.84%	6.39%	7.64%	5.45%	7.06%	5.45%	4.84%	6.39%	7.64%	5.45%	7.06%
Private %	9.41%	8.73%	8.16%	7.90%	7.80%	8.72%	8.45%	9.06%	8.45%	7.90%	7.80%	8.72%	8.45%	9.06%
Hospice %	2.90%	3.78%	4.99%	4.10%	3.87%	3.08%	3.79%	3.86%	3.79%	4.10%	3.87%	3.08%	3.79%	3.86%
ADV %	3.23%	4.13%	4.73%	8.17%	9.05%	5.34%	5.78%	4.56%	5.78%	8.17%	9.05%	5.34%	5.78%	4.56%
Daily Medicare and ADV Census	10.00	15.60	11.54	17.47	20.09	15.90	15.10	14.72	15.10	17.47	20.09	15.90	15.10	14.72
Employment (Full Time Equivalents)	211.22	199.11	192.93	196.02	192.17	186.04	196.25	179.57	196.25	196.02	192.17	186.04	196.25	179.57
Ridgecrest														
% Occupancy	59.68%	58.89%	59.33%	57.02%	57.22%	57.49%	58.27%	46.00%	58.27%	57.02%	57.22%	57.49%	58.27%	46.00%
Medicaid%	60.88%	61.12%	63.50%	60.96%	57.18%	52.57%	59.37%	58.73%	59.37%	60.96%	57.18%	52.57%	59.37%	58.73%
Medicare%	11.45%	7.95%	2.46%	7.17%	9.19%	10.82%	8.17%	8.33%	8.17%	7.17%	9.19%	10.82%	8.17%	8.33%
Private %	21.30%	22.91%	23.75%	21.92%	20.54%	20.57%	21.83%	21.91%	21.83%	21.92%	20.54%	20.57%	21.83%	21.91%
Hospice %	3.99%	4.58%	4.92%	7.17%	8.32%	9.69%	6.45%	6.30%	6.45%	7.17%	8.32%	9.69%	6.45%	6.30%
ADV %	2.38%	3.44%	5.37%	2.78%	4.77%	6.35%	4.18%	4.73%	4.18%	2.78%	4.77%	6.35%	4.18%	4.73%
Daily Medicare and ADV Census	6.94	5.63	3.91	4.76	6.71	8.29	6.04	5.09	6.04	4.76	6.71	8.29	6.04	5.09
Employment (Full Time Equivalents)	68.67	61.95	60.58	62.62	59.58	61.65	61.65	45.53	61.65	62.62	59.58	61.65	61.65	45.53
Muscogee Manor														
% Occupancy	44.37%	46.17%	45.05%	45.63%	45.16%	46.08%	45.41%	49.12%	45.41%	45.63%	45.16%	46.08%	45.41%	49.12%
Medicaid%	87.95%	86.74%	89.62%	90.35%	91.62%	91.93%	89.70%	90.32%	89.70%	90.35%	91.62%	91.93%	89.70%	90.32%
Medicare%	1.48%	1.10%	2.08%	1.45%	1.09%	0.14%	1.22%	1.56%	1.22%	1.45%	1.09%	0.14%	1.22%	1.56%
Private %	0.00%	0.00%	0.00%	0.00%	0.00%	1.11%	0.19%	1.67%	0.19%	0.00%	0.00%	1.11%	0.19%	1.67%
Hospice %	10.57%	12.16%	8.29%	8.20%	7.29%	6.82%	8.89%	6.29%	6.82%	8.20%	7.29%	6.82%	8.89%	6.29%
ADV %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.15%	0.00%	0.00%	0.00%	0.00%	0.00%	0.15%
Daily Medicare and ADV Census	1.29	1.00	1.84	1.30	0.97	1.09	1.66	1.66	1.66	1.30	0.97	1.09	1.66	1.66
Employment (Full Time Equivalents)	150.07	140.17	138.55	138.36	136.71	148.26	142.02	139.74	142.02	138.36	136.71	148.26	142.02	139.74

HOSPITAL AUTHORITY OF COLUMBUS
12 MONTH MOVING STATISTICAL REPORT

	Dec-25	Nov-25	Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25	Jan-25	Dec-24	12 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	73.2%	73.2%	68.5%	67.1%	65.1%	61.2%	58.0%	56.7%	58.8%	61.8%	65.1%	63.3%	67.6%	64.5%	62.8%
Medicaid%	80.7%	76.9%	78.4%	74.9%	72.6%	75.2%	76.6%	76.8%	76.6%	76.8%	71.5%	76.9%	74.7%	76.1%	75.4%
Medicare%	3.6%	6.5%	3.6%	4.8%	6.3%	7.6%	6.3%	6.0%	7.4%	7.1%	9.4%	6.7%	8.0%	8.0%	7.0%
Private %	9.4%	8.7%	8.1%	7.9%	8.7%	8.7%	8.2%	8.2%	8.1%	8.2%	8.9%	9.4%	8.2%	8.6%	9.0%
Hospice %	2.9%	3.7%	4.9%	4.1%	3.8%	3.0%	4.6%	4.2%	5.8%	5.6%	3.4%	2.4%	2.7%	3.9%	3.6%
ADV %	3.2%	4.3%	4.7%	8.1%	9.0%	5.9%	2.5%	3.7%	1.3%	2.6%	6.6%	4.3%	6.2%	4.7%	4.5%
Daily Medicare and ADV Census	10.00	15.60	11.54	17.47	17.17	15.90	10.30	11.16	11.00	11.39	20.82	14.06	19.35	14.51	14.72
Employment (Full Time Equivalents)	211.22	199.11	192.53	196.02	192.17	186.03	180.05	179.26	172.00	169.72	176.75	194.85	187.00	187.47	179.57
Ridgecrest															
% Occupancy	59.6%	58.2%	50.3%	57.0%	57.2%	57.4%	50.8%	50.6%	49.2%	46.7%	46.4%	45.4%	43.1%	51.7%	46.0%
Medicaid%	60.8%	61.2%	62.5%	60.9%	57.1%	52.7%	60.1%	59.9%	58.1%	55.4%	53.9%	57.4%	53.8%	58.0%	58.7%
Medicare%	11.4%	7.5%	2.4%	7.1%	9.1%	10.8%	13.9%	9.7%	2.1%	6.2%	9.5%	9.2%	10.9%	8.5%	8.3%
Private %	21.8%	25.3%	23.7%	21.5%	20.4%	20.5%	15.3%	19.3%	19.8%	22.6%	21.6%	20.1%	21.6%	20.8%	21.9%
Hospice %	3.9%	4.5%	4.9%	4.9%	4.7%	9.6%	7.4%	7.0%	3.0%	7.4%	7.8%	7.8%	7.3%	7.3%	6.3%
ADV %	2.3%	3.4%	5.7%	2.7%	4.7%	6.3%	3.2%	3.9%	11.8%	8.0%	5.5%	5.4%	4.6%	5.2%	4.7%
Daily Medicare and ADV Census	6.94	5.63	3.91	4.76	6.71	8.29	7.33	5.81	5.80	5.61	5.89	5.56	5.65	5.82	5.09
Employment (Full Time Equivalents)	69.57	61.95	60.58	62.62	59.58	56.51	53.33	51.62	50.89	47.67	46.18	48.44	49.45	55.19	45.53
Mussegge Manor															
% Occupancy	44.3%	46.3%	45.0%	45.6%	45.1%	46.0%	47.0%	48.0%	47.3%	48.0%	48.3%	48.9%	49.0%	46.9%	49.1%
Medicaid%	87.5%	86.7%	82.6%	80.9%	81.6%	81.5%	81.1%	80.8%	89.0%	91.5%	91.4%	91.3%	91.1%	90.4%	90.3%
Medicare%	1.8%	1.0%	2.0%	1.4%	1.0%	0.1%	0.8%	1.4%	3.0%	1.3%	1.0%	0.0%	1.6%	1.2%	1.5%
Private %	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	1.0%	1.0%	1.6%	1.0%	1.0%	1.0%	1.0%	0.7%	0.7%
Hospice %	10.5%	11.6%	8.2%	8.2%	7.2%	6.8%	6.9%	7.5%	5.7%	5.8%	6.6%	6.3%	6.2%	7.5%	6.3%
ADV %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.1%
Daily Medicare and ADV Census	1.29	1.00	1.84	1.30	0.97	0.13	0.80	1.32	2.83	1.29	1.54	1.22	1.55	1.22	1.66
Employment (Full Time Equivalents)	150.07	140.17	138.55	138.36	136.71	148.26	150.02	137.54	140.04	136.52	136.41	146.61	153.48	143.52	159.74