BOARD MINUTES

OF THE

HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA

September 29, 2026

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, September 29, 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 Dr. John Kingsbury, Warner Kennon, Jr., Tony Floyd, Wayne Joiner, Dr. Sharen Kelly, and Dr. Linn Storey. Bob Jones was absent and excused.

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. Tony opened the meeting with a prayer.

DETERMINATION OF QUORUM

It was determined that a quorum was present.

REVIEW OF MINUTES

The Minutes for the August 25, 2026, Board meeting were reviewed. Dr. Kingsbury moved to approve the Minutes as presented and Sarah seconded the motion. The August 25, 2026 Minutes were unanimously approved.

BOARD BUSINESS

Jack announced that Dr. Asante Hilts would assume Sarah's seat at the January meeting. Chuck thanked Sarah for her many years of service to the Board and presented her with a trophy recognizing her tenure on the Board. The Board unanimously applauded Sarah for her dedication to HAC, and Sarah thanked the Board for the recognition and opportunity to serve. Warner announced that he received a letter from the Clerk of Council regarding expiration of his second term. Sarah moved to renew Warner for a third term, and Dr. Kingsbury seconded the motion. The Board unanimously approved a third term for Warner, and Warner accepted the renewal. Chuck announced that elections for Board positions would take place at the October meeting, and he asked Warner to chair the Nominations Committee.

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 August 31, 2026.

Rick reported 37 admissions in August and 37 discharges. The average census in August was 276.97. Rick announced HAC would be in network with Humana starting October 1. Property insurance renewals also begin on October 1 with a 2.86% increase. Rick discussed generally other updates regarding the pension plan, work with the annual audit, and political events concerning Medicare.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

GHCA Recognizes New HACGA Ad Campaign: Britt announced a new HAC ad campaign theme of "Be a Kid Again." Britt described the first ad campaign as sentimental and characterized the new campaign as comedic. Britt shared the video ads which are currently running on television and the internet. Dr. Kingsbury commented that the ads don't show the privacy of the rooms, and recommended posting a virtual-tour of the facilities online for potential residents and families to view.

Insurance Renewals: Britt referred to Ricks report of a 2.86% increase to property/casualty insurance premium which will be effective October 1.

Veterans Administration (VA) In-Network: Britt announced HAC is now in-network with VA Part A and Part B. According to Britt, this together with being in-network with Humana should open HAC to a broader group of potential new residents.

Longevity ISNP Roll-Out: Britt reported updates beginning in January 2027.

Fall Legislator Visits with GHCA: Britt announced his efforts to get Ridgecrest on the Fall tour of nursing homes by members of the General Assembly. Sarah asked who may visit Ridgecrest if it is chosen for the tour, and Rick responded it would most likely be local representatives.

OnX Phone System Installation: Britt reported the OnX installation was completed last week in all three facilities. Voicemails are now linking to email.

Net Planner-Muscogee Manor Nurse Call: Britt reported a Nurse Call by Net Planner is being installed at Muscogee Manor, following vetting of five different vendors. According to Britt, the new system will delay the opening of private rooms in the shared-room wing of Muscogee Manor. According to Britt, Net Planner has six local techs and is the current Nurse Call provider at Ridgecrest.

Smiths Station Health Science Class: Britt announced HAC's participation in local efforts in prepare students for the workforce. According to Britt, students from Smiths Station will be coming to Orchard View as part of a school program. Following comments from the Board, Britt assured the Board the program is compliant with HIPPA.

Extended Care Respiratory Partners Meeting: Britt shared that HAC is moving away from potentially partnering with Banyon or any other respiratory partners at this time. According to Britt, there were Medicare Part B concerns and HAC is working to incorporate pulmonary services internally without billing for it.

Repticity Meeting: Britt reported HAC is entering into a trial period with Repticity, which provides digital kiosks for use by visitors to print passes and allows visitors to take an exit survey before checking-out. According to Britt, good reviews from visitors are posted on Google and bad reviews are sent to management for review. The system integrates with Point-Click Care

Smooth Ashlar Grand Court Heroines of Jericho Award: Britt announced HAC received a local award which included a charitable, in-kind contribution. Britt indicated the contribution was redeemed for new Bingo cards and a new iPad.

Annual Audit: Britt and Rick announced a draft of the annual audit would be shared at the October meeting.

Chuck asked for a motion to enter into Executive Session to discuss personnel. Wayne made the motion and Dr. Kingsbury seconded the motion. The Board then went into Executive Session. Upon returning from Executive Session, Wayne moved to approve the Executive Compensation Committee's recommendations for amending Britt's employment agreement with HAC. Dr. Kingsbury seconded the motion. Following discussion, the Board unanimously approved Britt's First Amended Employment Agreement.

NEXT MEETING

The next meeting will be on Tuesday, October 27, 2026 at 11:00 AM at Orchard View.

With no further business to be addressed, Dr. Kingsbury moved to adjourn the meeting and Sarah seconded the motion. Upon a unanimous vote, the meeting was adjourned.

JACK P. SCHLEY
Secretary/Attorney

CHARLES K. HECHT, III
Chairman

HOSPITAL AUTHORITY OF COLUMBUS
YTD CONSOLIDATED INCOME STATEMENT
THROUGH AUGUST 31, 2026

INCOME STATEMENT	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
Revenue	$ 3,544,758	$ 291,000	$ 1,271,445	$ 2,099,657	$ 7,206,860	$ 4,013	$ 28,006	$ 13,158	$ 7,252,037
Operating Expenses	3,477,406	366,232	1,245,150	2,331,461	7,420,249	1,438	1,164	-	7,422,851
Net Profit (Loss) before Noncash expense	67,352	(75,232)	26,295	(231,804)	(213,389)	2,575	26,842	13,158	(170,814)
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(51,958)	-	(142,970)	-	(194,928)	-	-	-	(194,928)
Depreciation and Amortization	(152,760)	-	(177,766)	(13,646)	(344,172)	(550)	-	-	(344,722)
YTD Income (loss)	$ (137,366)	$ (75,232)	$ (294,441)	$ (245,450)	$ (752,489)	$ 2,025	$ 26,842	$ 13,158	$ (710,464)
					$ -	$ -	$ -	$ -	$ -

HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED AUGUST 31, 2026

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	$ 6,286,551	$ -	$ 5,746,265	$ 4,533,562	$ 16,566,378	$ 60,151	$ 614,604	$ 3,835,649	$ 21,076,782
Other Current Assets	5,071,731	-	2,239,560	3,847,202	11,158,493	12,719	78	-	11,171,290
Intercompany Balances	14,876,861	-	(520,630)	(4,725,052)	9,631,179	(6,389,957)	(2,318,704)	(922,518)	-
Noncurrent Assets	28,903,644	-	28,784,015	6,693,444	64,381,103	142,206	83,642	-	64,606,951
Total Assets	$ 55,138,787	$ -	$ 36,249,210	$ 10,349,156	$ 101,737,153	$ (6,174,881)	$ (1,620,380)	$ 2,913,131	$ 96,855,023
Current Liabilities	$ 2,400,069	$ -	$ 918,215	$ 1,544,707	$ 4,862,991	$ -	$ 545	$ -	$ 4,863,536
Non-current Liabilities (excluding bonds)	8,683,107	-	3,123,591	4,956,117	16,762,815	360,100	450,668	-	17,573,583
Bonds Payable	15,946,276	-	26,555,915	-	42,502,191	-	-	-	42,502,191
Total Liabilities	27,029,452	-	30,597,721	6,500,824	64,127,997	360,100	451,213	-	64,939,310
Fund Balance	28,109,335	-	5,651,489	3,848,332	37,609,156	(6,534,981)	(2,071,593)	2,913,131	31,915,713
Total Liabilities and Fund Balance	$ 55,138,787	$ -	$ 36,249,210	$ 10,349,156	$ 101,737,153	$ (6,174,881)	$ (1,620,380)	$ 2,913,131	$ 96,855,023
INCOME STATEMENT									
Revenue	$ 1,761,847	$ 145,500	$ 630,941	$ 1,048,143	$ 3,586,431	$ 2,007	$ 13,946	$ 6,569	$ 3,608,953
Operating Expenses	1,719,465	208,779	617,907	1,161,285	3,707,436	719	624	-	3,708,779
Net Profit (Loss) before Noncash expense	42,382	(63,279)	13,034	(113,142)	(121,005)	1,288	13,322	6,569	(99,826)
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(25,979)	-	(71,485)	-	(97,464)	-	-	-	(97,464)
Depreciation and Amortization	(76,380)	-	(88,883)	(6,823)	(172,086)	(275)	-	-	(172,361)
Current Month Income (loss)	$ (59,977)	$ (63,279)	$ (147,334)	$ (119,965)	$ (390,555)	$ 1,013	$ 13,322	$ 6,569	$ (369,651)
YTD Income (loss)	$ (137,366)	$ (75,232)	$ (294,441)	$ (245,450)	$ (752,489)	$ 2,025	$ 26,842	$ 13,158	$ (710,464)
YTD Net Income (loss)	$ (137,366)	$ (75,232)	$ (294,441)	$ (245,450)	$ (752,489)	$ 2,025	$ 26,842	$ 13,158	$ (710,464)
Add: Depreciation	76,380	-	88,883	6,823	172,086	275	-	-	172,361
Add: Interest Expense	25,979	-	71,485	-	97,464	-	-	-	97,464
Less: Monthly bond payment	(185,113)	-	(66,395)	-	(251,508)	-	-	-	(251,508)
Less: Property & Equipment Additions	(9,066)	-	-	(15,775)	(24,841)	-	-	-	(24,841)
Net Cash Flow	$ (229,186)	$ (75,232)	$ (200,468)	$ (254,402)	$ (759,288)	$ 2,300	$ 26,842	$ 13,158	$ (716,988)

HOSPITAL AUTHORITY OF COLUMBUS
FY 2027 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy											72.06%	73.16%	72.61%	71.14%
Medicaid%											76.07%	73.35%	74.71%	76.46%
Medicare%											6.96%	8.38%	7.67%	5.96%
Private %											9.33%	10.67%	10.00%	8.88%
Hospice %											2.60%	3.84%	3.22%	4.12%
ADV %											5.04%	3.76%	4.40%	4.58%
Daily Medicare and ADV Census											17.29	17.78	17.54	14.88
Employment (Full Time Equivalents)											205.80	214.84	210.32	198.72
Ridgecrest														
% Occupancy											57.99%	54.49%	56.24%	59.73%
Medicaid%											66.75%	73.64%	70.20%	63.99%
Medicare%											4.11%	0.00%	2.06%	7.21%
Private %											19.14%	19.80%	19.47%	20.28%
Hospice %											6.89%	6.56%	6.73%	5.04%
ADV %											3.11%	0.00%	1.56%	3.47%
Daily Medicare and ADV Census											3.52	-	1.76	5.34
Employment (Full Time Equivalents)											62.39	63.45	62.92	62.10
Muscogee Manor														
% Occupancy											42.92%	43.05%	42.99%	44.42%
Medicaid%											93.87%	93.69%	93.78%	90.90%
Medicare%											0.96%	1.19%	1.08%	1.29%
Private %											2.38%	1.64%	2.01%	0.22%
Hospice %											2.80%	3.48%	3.14%	7.48%
ADV %											0.00%	0.00%	0.00%	0.10%
Daily Medicare and ADV Census											0.81	1.00	0.91	1.21
Employment (Full Time Equivalents)											142.77	146.04	144.41	139.83

HOSPITAL AUTHORITY OF COLUMBUS
13 MONTH MOVING STATISTICAL REPORT

	Aug-26	Jul-26	Jun-26	May-26	Apr-26	Mar-26	Feb-26	Jan-26	Dec-25	Nov-25	Oct-25	Sep-25	Aug-25	13 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	72.06%	73.16%	72.02%	72.02%	73.07%	74.87%	76.79%	76.87%	72.32%	73.70%	68.58%	67.10%	65.10%	72.13%	70.13%
Medicaid%	76.07%	73.35%	76.90%	78.37%	75.98%	76.28%	74.77%	76.00%	80.78%	76.91%	78.43%	74.99%	72.89%	76.29%	76.47%
Medicare%	6.96%	8.38%	5.23%	4.84%	6.91%	6.14%	8.81%	6.88%	3.68%	6.45%	3.69%	4.84%	6.38%	6.09%	5.99%
Private %	9.33%	10.67%	10.09%	9.72%	9.40%	9.22%	8.51%	8.92%	9.41%	8.73%	8.16%	7.90%	7.80%	9.07%	8.95%
Hospice %	2.60%	3.84%	4.12%	2.73%	3.38%	4.20%	6.30%	5.96%	2.90%	3.78%	4.99%	4.10%	3.87%	4.06%	4.16%
ADV %	5.04%	3.76%	3.66%	4.34%	4.33%	4.16%	1.60%	2.25%	3.23%	4.13%	4.73%	8.17%	9.05%	4.50%	4.42%
Daily Medicare and ADV Census	17.29	17.78	12.80	13.23	16.43	15.42	16.00	14.03	10.00	15.60	11.54	17.47	20.09	15.21	14.52
Employment (Full Time Equivalents)	205.80	214.84	198.10	201.53	199.46	202.73	198.19	207.10	211.22	199.11	192.93	196.02	192.17	201.48	197.28
Ridgecrest															
% Occupancy	57.99%	54.49%	60.60%	62.60%	60.52%	61.56%	59.48%	62.37%	59.68%	58.89%	59.33%	57.02%	57.22%	59.37%	59.05%
Medicaid%	66.75%	73.64%	70.33%	68.28%	70.82%	69.37%	67.19%	65.64%	60.88%	61.12%	63.50%	60.96%	57.18%	65.82%	63.69%
Medicare%	4.11%	0.00%	0.98%	4.05%	5.18%	7.05%	8.01%	12.25%	11.45%	7.95%	2.46%	7.17%	9.19%	6.14%	7.73%
Private %	19.14%	19.80%	24.03%	22.02%	18.69%	16.47%	16.80%	14.41%	21.30%	22.91%	23.75%	21.92%	20.54%	20.14%	19.90%
Hospice %	6.89%	6.56%	4.26%	3.80%	3.93%	4.12%	2.00%	3.69%	3.99%	4.58%	4.92%	7.17%	8.32%	4.94%	5.22%
ADV %	3.11%	0.00%	0.39%	1.84%	1.38%	2.99%	6.00%	4.00%	2.38%	3.44%	5.37%	2.78%	4.77%	2.96%	3.46%
Daily Medicare and ADV Census	3.52	-	0.70	3.10	3.33	5.20	7.00	8.52	6.94	5.63	3.91	4.76	6.71	4.56	5.49
Employment (Full Time Equivalents)	62.39	63.45	63.11	62.03	61.87	60.92	60.89	66.47	68.67	61.95	60.58	62.62	59.58	62.66	61.43
Muscogee Manor															
% Occupancy	42.92%	43.05%	43.61%	42.46%	43.21%	43.66%	43.75%	43.83%	44.37%	46.17%	45.05%	45.63%	45.16%	44.07%	44.62%
Medicaid%	93.87%	93.69%	92.04%	91.63%	93.07%	93.37%	92.00%	90.50%	87.95%	86.74%	89.62%	90.35%	91.62%	91.27%	90.92%
Medicare%	0.96%	1.19%	1.64%	2.75%	1.42%	0.79%	0.37%	1.20%	1.48%	1.10%	2.08%	1.45%	1.09%	1.35%	1.26%
Private %	2.38%	1.64%	0.74%	0.81%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.43%	0.29%
Hospice %	2.80%	3.48%	5.58%	4.81%	5.51%	5.31%	6.96%	8.30%	10.57%	12.16%	8.29%	8.20%	7.29%	6.87%	7.44%
ADV %	0.00%	0.00%	0.00%	0.00%	0.00%	0.53%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.09%	0.09%
Daily Medicare and ADV Census	0.81	1.00	1.40	2.29	1.20	1.13	0.89	1.03	1.29	1.00	1.84	1.30	0.97	1.24	1.17
Employment (Full Time Equivalents)	142.77	146.04	145.26	134.37	132.09	132.17	135.31	146.65	150.07	140.17	138.55	138.36	136.71	139.89	140.61