

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
March 31, 2026

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, March 31, 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, and Dr. Sharen Kelly. Dr. John Kingsbury was absent and excused. Dr. Linn Storey was absent and unexcused.

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 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 February 17, 2026, Board meeting were reviewed. Sarah moved to approve the Minutes as presented and Bob seconded the motion. The February 2026 Minutes were unanimously approved.

BOARD BUSINESS

Jack announced there was no new or old Board business to be discussed.

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 February 28, 2026.

Rick reported that the average census for February was 289.29 compared to 292.13 in January. According to Rick, this average census is twenty residents per day higher than the average six-months ago indicating progress toward the goal of 320. Rick summarized pending legislation in the Georgia General Assembly including legislation regarding Certificates of Need and items for the 2027 budget. Rick informed the Board that he had received notice from the IRS that the appeal of the Employee Retention Credit was successful with a refund of \$566,000 expected to be issued to HAC. According to Rick, fourth quarter 2025 UPL was approved in the amount of \$1,064,000 and payment is expected in April.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Annual Surveys: Britt announced that annual surveys were conducted at Muscogee Manor and Orchard View since the last meeting. According to Britt, the national average for tags resulting from a survey is about 27. After the recent surveys, Muscogee Manor received 7 tags and Orchard View received 8. Britt summarized the tags and remedial actions taken to address them. Britt indicated all of the tags related to isolated events.

Property: In response to a request from the Board, Britt summarized all of HAC's real property and described each of the ten parcels to the Board. Chuck asked the Board to use this information as the Board works through the strategic plan. Britt announced he is looking at sites in south Columbus for further evaluation as a potential location for a new facility. The Board discussed Muscogee Manor generally and the need for an updated facility in south Columbus. Bob asked the expected cost of a new facility, and Britt indicated he recently heard a quote in the amount of \$250,000/bed. Wayne requested an update regarding the strategic plan. Britt and Chuck indicated updates would be announced at the next meeting. Britt commented that he thinks progress is being made with the outreach, census, and quality goals of the strategic plan.

New Initiatives: Britt reported that HAC is involved in the Nursing Programs at Columbus Technical College and Columbus State University. Britt also reported that HAC was represented at the Senior Expo at the Columbus Trade Center on March 15 and made a connection with the physician of the Piedmont Midtown Columbus Emergency Room. Britt has offered to host a meeting of the Mayor's Commission on Health at Ridge Crest next month and he will be the featured speaker.

Accolades: Britt announced that himself and other HAC staff members; namely, Jennifer Kelley, William Tyson, and Faith Scott, have been selected to serve on committees of the National Health Care Association. Britt commented that these opportunities will allow HAC to be known across the nation. Britt plans to attend the April 14 meeting of City Council to present a proposed resolution acknowledging HAC's achievement of Joint Commission Certification.

NEXT MEETING

The next meeting will be on Tuesday, April 28, 2026 at 11:00 AM at Orchard View.

There being no further business, Wayne moved to adjourn the meeting and Bob second the motion. Upon a unanimous vote, the meeting was adjourned.



JACK P. SCHLEY
Secretary/Attorney



CHARLES K. HECHT, III
Chairman

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	76.79%	76.87%	72.32%	73.70%	68.58%	67.10%	65.10%	61.24%	61.24%	67.10%	65.10%	61.24%	70.21%	62.87%
Medicaid%	74.77%	76.00%	80.78%	76.91%	78.43%	74.99%	72.89%	75.22%	75.22%	74.99%	72.89%	75.22%	76.25%	75.46%
Medicare%	8.81%	3.68%	6.88%	6.45%	3.69%	4.84%	6.39%	7.64%	7.64%	6.39%	4.84%	7.64%	6.05%	7.06%
Private %	8.52%	8.92%	9.41%	8.73%	8.16%	7.90%	7.80%	8.72%	8.72%	7.90%	7.80%	8.72%	8.52%	9.06%
Hospice %	6.30%	5.96%	2.90%	3.78%	4.10%	3.87%	4.39%	3.08%	3.08%	4.10%	3.87%	4.39%	4.37%	3.86%
ADV %	1.60%	2.25%	3.23%	4.13%	4.75%	8.17%	8.05%	5.34%	5.34%	8.17%	8.05%	5.34%	4.81%	4.56%
Daily Medicare and ADV Census	16.00	14.03	10.00	15.60	11.54	17.47	20.09	15.90	15.90	17.47	20.09	15.90	15.08	14.72
Employment (Full Time Equivalents)	198.19	207.10	211.22	195.11	192.93	196.02	192.17	186.04	186.04	196.02	192.17	186.04	197.85	179.57
Ridgecrest														
% Occupancy	59.48%	62.37%	59.68%	58.89%	59.33%	57.02%	57.27%	57.49%	57.49%	57.02%	57.27%	57.49%	58.94%	46.00%
Medicaid%	67.19%	65.64%	60.88%	61.12%	63.50%	60.96%	57.18%	52.57%	52.57%	60.96%	57.18%	52.57%	61.13%	58.73%
Medicare%	8.01%	12.25%	11.45%	7.95%	2.46%	7.17%	9.19%	10.82%	10.82%	7.17%	9.19%	10.82%	8.66%	8.33%
Private %	16.80%	14.41%	21.30%	22.51%	23.75%	21.92%	20.54%	20.57%	20.57%	21.92%	20.54%	20.57%	20.28%	21.91%
Hospice %	2.00%	3.69%	3.99%	4.58%	4.92%	7.17%	8.32%	9.69%	9.69%	7.17%	8.32%	9.69%	5.55%	6.30%
ADV %	6.00%	4.00%	2.38%	3.44%	5.37%	2.78%	4.77%	6.35%	6.35%	2.78%	4.77%	6.35%	4.39%	4.75%
Daily Medicare and ADV Census	7.00	8.52	6.94	5.63	3.91	4.76	6.71	8.29	8.29	4.76	6.71	8.29	6.47	5.09
Employment (Full Time Equivalents)	60.89	66.47	68.67	61.95	60.58	62.62	59.58	56.51	56.51	62.62	59.58	56.51	62.16	45.53
Muscoogee Manor														
% Occupancy	43.75%	43.83%	44.37%	46.17%	45.05%	45.63%	45.16%	46.08%	46.08%	45.63%	45.16%	46.08%	45.01%	49.12%
Medicaid%	92.00%	90.50%	87.95%	86.74%	89.62%	90.35%	91.62%	91.93%	91.93%	90.35%	91.62%	91.93%	90.09%	90.32%
Medicare%	0.37%	1.20%	1.48%	1.10%	2.08%	1.45%	1.09%	1.11%	1.11%	1.45%	1.09%	1.11%	1.11%	1.56%
Private %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.14%	1.67%
Hospice %	6.96%	8.30%	10.57%	12.16%	8.29%	8.20%	7.29%	6.82%	6.82%	8.20%	7.29%	6.82%	8.57%	6.29%
ADV %	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.08%	0.15%
Daily Medicare and ADV Census	0.89	1.03	1.29	1.00	1.84	1.30	0.97	1.06	1.06	1.30	0.97	1.06	1.06	1.66
Employment (Full Time Equivalents)	135.31	146.65	150.07	140.17	138.55	138.36	136.71	148.26	148.26	138.36	136.71	148.26	141.76	139.74

HOSPITAL AUTHORITY OF COLUMBUS
12-MONTH MOVING STATISTICAL REPORT

	Feb-25	Jan-25	Dec-25	Nov-25	Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25	12 Mth Average	Prior Year Avg.
Orchard View															
% Occupancy	76.79%	76.87%	72.32%	73.70%	68.55%	67.10%	65.10%	61.24%	58.05%	56.77%	58.87%	61.89%	65.13%	66.34%	62.87%
Medicaid%	74.77%	76.00%	80.78%	76.91%	78.43%	74.99%	72.89%	75.22%	76.63%	76.85%	76.67%	76.88%	71.57%	76.05%	75.46%
Medicare%	8.81%	6.88%	3.66%	6.45%	3.69%	4.94%	6.39%	7.64%	6.35%	6.05%	7.45%	7.49%	9.30%	6.51%	7.86%
Private %	8.51%	8.97%	9.41%	8.73%	8.16%	7.90%	8.73%	8.72%	9.81%	9.12%	8.18%	8.26%	8.99%	8.65%	9.06%
Hospice %	6.30%	5.95%	2.96%	3.78%	4.99%	4.10%	3.87%	3.08%	4.68%	4.20%	5.80%	5.65%	3.45%	4.52%	3.86%
ADV %	1.60%	2.25%	3.23%	4.13%	8.17%	8.17%	9.05%	5.34%	2.53%	3.78%	1.90%	2.06%	3.77%	4.27%	4.56%
Daily Medicare and ADV Census	16.00	14.03	10.00	15.60	11.54	17.47	20.09	15.90	10.30	11.15	11.00	11.39	20.82	14.25	14.72
Employment (Full Time Equivalents)	198.19	207.10	211.22	199.11	192.93	196.02	192.17	186.04	180.06	179.26	172.00	169.72	176.76	189.28	179.57
Midcrest															
% Occupancy	59.46%	62.37%	59.66%	58.83%	59.33%	57.02%	57.22%	57.49%	50.83%	50.69%	49.29%	46.77%	46.43%	55.06%	46.00%
Medicaid%	67.19%	65.64%	60.86%	61.12%	63.04%	60.96%	57.18%	52.57%	60.11%	59.92%	58.15%	55.42%	51.94%	59.74%	58.73%
Medicare%	8.01%	12.25%	11.45%	7.95%	2.46%	7.17%	9.19%	10.82%	13.90%	9.70%	2.17%	6.24%	9.57%	8.33%	8.33%
Private %	16.86%	14.41%	21.30%	23.75%	23.75%	21.92%	20.54%	20.57%	15.30%	19.39%	19.81%	22.66%	21.61%	20.07%	21.91%
Hospice %	2.80%	3.69%	3.99%	4.58%	4.92%	7.17%	8.37%	6.69%	7.42%	7.05%	8.05%	7.64%	9.34%	6.45%	6.30%
ADV %	6.06%	4.06%	2.38%	3.44%	5.37%	2.78%	4.77%	6.35%	3.28%	3.44%	11.84%	8.08%	5.59%	5.21%	4.73%
Daily Medicare and ADV Census	7.00	8.52	6.84	5.63	3.81	4.76	6.71	8.29	7.33	5.81	5.80	5.61	6.32	5.21%	5.09
Employment (Full Time Equivalents)	60.29	65.47	63.67	61.35	60.58	61.62	59.58	56.51	53.33	55.62	50.89	47.67	46.18	57.86	45.53
Muzorek Manor															
% Occupancy	43.75%	43.83%	44.37%	46.17%	45.05%	45.65%	45.16%	46.08%	47.06%	48.03%	47.82%	48.06%	48.24%	46.10%	49.12%
Medicaid%	92.00%	90.50%	87.99%	86.74%	89.62%	90.33%	91.62%	91.93%	91.11%	90.03%	89.62%	91.85%	91.46%	90.38%	90.32%
Medicare%	0.37%	1.20%	1.45%	1.10%	2.08%	1.45%	1.05%	0.14%	0.67%	1.41%	3.02%	1.37%	1.06%	2.28%	1.66%
Private %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.13%	1.06%	1.06%	1.60%	1.06%	1.06%	0.54%	1.69%
Hospice %	6.96%	8.30%	10.57%	12.16%	8.29%	8.20%	7.29%	6.82%	7.51%	5.76%	5.76%	5.82%	5.84%	7.73%	6.85%
ADV %	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.16%
Daily Medicare and ADV Census	195.31	146.65	150.07	140.17	138.55	138.36	136.71	148.26	150.02	137.54	140.04	136.52	136.41	148.12	139.74

HOSPITAL AUTHORITY OF COLUMBUS
 CONSOLIDATED SUMMARY REPORT
 MONTH ENDED FEBRUARY 28, 2026

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 6,001,558	\$ -	\$ 6,596,716	\$ 5,145,743	\$ 17,744,017	\$ 62,115	\$ 539,757	\$ 3,796,824	\$ 22,142,713
Other Current Assets	4,411,901	-	2,069,290	3,614,970	10,096,161	3,986	112	-	10,099,309
Intercompany Balances	15,947,778	-	(1,042,961)	(5,273,637)	9,631,180	(6,389,957)	(2,318,704)	(922,519)	-
Noncurrent Assets	29,971,180	-	30,061,927	6,699,269	66,732,376	143,856	83,642	-	66,959,874
Total Assets	\$ 56,332,417	\$ -	\$ 37,684,972	\$ 10,186,345	\$ 104,203,734	\$ (6,180,950)	\$ (1,695,193)	\$ 2,874,305	\$ 99,201,896
Current Liabilities	\$ 2,102,682	\$ -	\$ 836,730	\$ 1,470,795	\$ 4,410,207	\$ -	\$ -	\$ -	\$ 4,410,207
Non-current Liabilities (excluding bonds)	8,740,731	-	3,123,591	4,956,117	16,820,439	360,100	450,668	-	17,631,207
Bonds Payable	17,556,898	-	27,387,687	-	44,944,585	-	-	-	44,944,585
Total Liabilities	28,400,311	-	31,348,008	6,426,912	66,175,231	360,100	450,668	-	66,985,999
Fund Balance	27,932,106	-	6,336,964	3,759,433	38,028,503	(6,541,050)	(2,145,861)	2,874,305	32,215,897
Total Liabilities and Fund Balance	\$ 56,332,417	\$ -	\$ 37,684,972	\$ 10,186,345	\$ 104,203,734	\$ (6,180,950)	\$ (1,695,193)	\$ 2,874,305	\$ 99,201,896
INCOME STATEMENT									
Revenue	\$ 1,688,278	\$ 110,166	\$ 559,447	\$ 924,672	\$ 3,282,563	\$ 2,007	\$ 13,991	\$ 6,028	\$ 3,304,589
Operating Expenses	1,479,557	156,265	545,322	1,018,220	3,199,364	719	305	-	3,200,388
Net Profit (Loss) before Noncash expense	208,721	(46,099)	14,125	(93,548)	83,199	1,288	13,686	6,028	104,201
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)	\$ 95,437	\$ (46,099)	\$ (152,674)	\$ (102,434)	\$ (205,770)	\$ 1,013	\$ 13,686	\$ 6,028	\$ (185,043)
YTD Income (loss)	\$ 382,588	\$ (354,045)	\$ (795,196)	\$ (421,045)	\$ (1,187,700)	\$ 8,401	\$ 97,089	\$ 57,348	\$ (1,024,862)
Monthly Net Income (loss)	\$ 95,437	\$ (46,099)	\$ (152,674)	\$ (102,434)	\$ (205,770)	\$ 1,013	\$ 13,686	\$ 6,028	\$ (185,043)
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	(185,815)	-	(66,581)	-	(252,396)	-	-	-	(252,396)
Less: Property & Equipment Additions	(26,475)	-	-	-	(26,475)	-	-	-	(26,475)
Net Cash Flow	\$ (3,569)	\$ (46,099)	\$ (52,456)	\$ (93,548)	\$ (195,672)	\$ 1,288	\$ 13,686	\$ 6,028	\$ (174,670)