

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA

June 23, 2025

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 9:00 AM on Monday, June 23, 2025. 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 Wayne Joiner, Bob Jones, and Tony Floyd. Dr. John Kingsbury and Warner Kennon, Jr. were excused. Also in attendance as guests were perspective Board members Dr. Linn Storey and Dr. Sharon Kelley.

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 May 27, 2025, Board meeting were reviewed. Sarah moved for their approval and Wayne seconded the motion. The May 2025 Board Minutes were unanimously approved.

BOARD BUSINESS

Jack informed the Board that City Council nominated Rev. Dr. Sharen Kelly and Dr. Linn Storey to fill the two vacant seats on the Board. Bob moved to accept the nomination of Dr. Linn Storey, and Wayne moved to accept the nomination of Dr. Sharen Kelly. The motions were seconded by Tony and after discussion the Board unanimously voted to accept both nominations. Jack indicated the Board's acceptance would be submitted to Council for confirmation.

CFO'S REPORT

Rick presented the Statistical and Financial Reports:

Statistical Report: Attached to these Minutes is the FY 2025 YTD Statistical Report.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus Consolidated Income Statement and Summary Report through May 31, 2025. Rick reported that in each person's board packet were financial statements.

Rick asked the Board to each out to him with any questions regarding the Statistical and Financial Reports, and indicated he was keeping his comments brief to allow sufficient time for the Strategic Plan meeting.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Moment of Silence: Britt asked everyone to observe a moment of silence in recognition of the passing of past President Frank Morast, who was with HAC for 26 years. Flags were flown at half mast on the day of his passing at all facilities.

Orchard View Annual Survey: Britt reported Orchard View recently experienced it's first Weekend Annual Survey. Two issues were identified. The first being an alarm not being care-planned for a resident and a bed hold form not being signed by a family. As we await our 2567

report, we have chosen to appeal the deficiency regarding the bed hold, as the family signed the policy upon admission and was provided the form upon transfer to a local hospital. Five complaints were investigated with no deficiencies being cited. It was a very successful survey and Britt was proud of our team!

Pension Contribution: Rick informed the Board that this year's pension obligation to the City rose approximately \$60k and now stands at \$683k for this year. As a percent of the total exposure of the City's pension expense, the portion allotted to HAC decreased by 8%. One of the factors when calculating pension expense is the return on investments of the pension fund, which related to the increase in the upcoming year's expense

General Liability/Professional Liability Insurance Renewal: Rick stated that the renewal for GL/PL insurance increased 5% to \$769k from \$732k. Initial quotes were believed to be a 10% increase, but our broker was able to work with our carrier to cut that in half. As we are able to successfully mediate outstanding litigation, our insurance rates could see a beneficial trend in renewals.

Institutional Special Needs Plans: Britt reported he and Rick had recently met with United Healthcare regarding rate changes and to learn more about their ISNP Plan. The plan would allow UHC to place a Nurse Practitioner into HAC to visit all three facilities. The NP would work in tandem with our Medical Director to provide better patient care coordination and help us to lower rehospitalizations, improve quality metrics, and increase reimbursement for those Part A patients that are covered by their insurance. Rick is looking into alternative providers to ensure that we do our due diligence.

COVID-19 Update: Britt reported that for the only the second time since Covid began, he was proud to report that there were no cases identified across all three of HAC's facilities.

New Initiatives: Britt reported that he and Rick had a very successful GHCA Summer Convention earlier in the month. They are looking into new opportunities to strengthen HAC services by setting up meetings with Incite GPO services, Incite Workforce Solutions, Pruitt Healthcare to review their ISNP, Sanford Dental Services, Broad River Rehabilitation Services, Humana opportunities, and LTC Ally Consulting.

HACGA Overview: Britt read our Mission Statement to apprise the Board of our goals as a Company and why we exist. This is important as we leave this meeting to spend the rest of the day and Tuesday in our first Strategic Plan Meetings in HAC's history.

Quality Reports: Britt provided the Board with the most recent Quarterly Quality Incentive Reports. He went over each line item showing five Non-Clinical Measures and six Clinical Measures and how we are faring versus thresholds. All three facilities are currently maxing out the 2% Quality Add-On that we are eligible for from the state's reimbursement.

NEXT MEETING

The next meeting will be on Tuesday, July 29, 2025, starting 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

INCOME STATEMENT

[illegible]

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

BALANCE SHEET									
	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
Cash	\$ 5,792,265	\$ -	\$ 5,960,115	\$ 4,785,342	\$ 16,537,722	\$ 44,728	\$ 429,867	\$ 3,716,994	\$ 20,729,311
Other Current Assets	2,843,982	-	639,207	2,807,163	6,290,352	8,428	1,044	-	6,299,824
Intercompany Balances	15,583,931	-	(424,385)	(5,528,367)	9,631,179	(6,389,957)	(2,318,704)	(922,518)	-
Noncurrent Assets	32,599,236	-	33,279,951	7,505,850	73,385,037	146,425	83,642	-	73,615,104
Total Assets	\$ 56,819,414	\$ -	\$ 39,454,888	\$ 9,569,988	\$ 105,844,290	\$ (6,190,376)	\$ (1,804,151)	\$ 2,794,476	\$ 100,644,239
Current Liabilities	\$ 1,162,258	\$ -	\$ 718,545	\$ 798,077	\$ 2,678,880	\$ 7	\$ 79	\$ -	\$ 2,678,966
Non-current Liabilities (excluding bonds)	10,016,354	-	3,445,775	5,535,770	18,997,899	360,100	450,668	-	19,808,667
Bonds Payable	19,192,716	-	28,188,336	-	47,381,052	-	-	-	47,381,052
Total Liabilities	30,371,328	-	32,352,656	6,333,847	69,057,831	360,107	450,747	-	69,868,685
Fund Balance	26,448,086	-	7,102,232	3,236,141	36,786,459	(6,550,483)	(2,254,898)	2,794,476	30,775,554
Total Liabilities and Fund Balance	\$ 56,819,414	\$ -	\$ 39,454,888	\$ 9,569,988	\$ 105,844,290	\$ (6,190,376)	\$ (1,804,151)	\$ 2,794,476	\$ 100,644,239
INCOME STATEMENT									
Revenue	\$ 1,343,646	\$ 110,166	\$ 529,617	\$ 1,134,324	\$ 3,117,753	\$ 2,000	\$ 12,500	\$ (6,364)	\$ 3,125,889
Operating Expenses	1,393,009	171,625	495,819	1,134,104	3,191,557	607	465	-	3,192,629
Net Profit (Loss) before Noncash expense	(49,363)	(61,459)	33,798	3,220	(73,804)	1,393	12,035	(6,364)	(66,740)
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(32,905)	-	(77,868)	-	(110,773)	-	-	-	(110,773)
Depreciation and Amortization	(83,282)	-	(95,374)	(10,905)	(189,561)	(359)	-	-	(189,920)
Current Month Income (loss)	\$ (165,550)	\$ (61,459)	\$ (139,444)	\$ (7,685)	\$ (374,138)	\$ 1,034	\$ 12,035	\$ (6,364)	\$ (367,433)
YTD Income (loss)	\$ 440,252	\$ (745,582)	\$ (1,197,508)	\$ 626,642	\$ (876,196)	\$ 10,712	\$ 114,026	\$ 291,245	\$ (480,213)
YTD Net Income (loss)	\$ (165,550)	\$ (61,459)	\$ (139,444)	\$ (7,685)	\$ (374,138)	\$ 1,034	\$ 12,035	\$ (6,364)	\$ (367,433)
Add: Depreciation	83,282	-	95,374	10,905	189,561	359	-	-	189,920
Add: Interest Expense	32,905	-	77,868	-	110,773	-	-	-	110,773
Less: Monthly bond payment	(183,370)	-	(60,343)	-	(243,713)	-	-	-	(243,713)
Less: Property & Equipment Additions	(17,746)	-	-	-	(17,746)	-	-	-	(17,746,000)
Net Cash Flow	\$ (250,479)	\$ (61,459)	\$ (26,545)	\$ 3,220	\$ (335,263)	\$ 1,393	\$ 12,035	\$ (6,364)	\$ (328,199)

HOSPITAL AUTHORITY OF COLUMBUS
FY 2025 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy	56.77%	58.87%	51.89%	65.13%	63.37%	67.61%	64.52%	65.00%	65.78%	65.81%	61.69%	63.31%	63.31%	66.31%
Medicaid%	76.85%	76.67%	76.88%	71.57%	76.94%	74.74%	77.11%	74.34%	74.16%	73.16%	76.52%	75.36%	75.36%	73.18%
Medicare%	6.05%	7.45%	7.14%	9.30%	6.72%	8.06%	8.32%	6.90%	6.13%	7.99%	4.26%	7.12%	7.12%	7.10%
Private %	9.12%	8.18%	8.99%	9.47%	8.25%	8.25%	8.19%	8.26%	10.26%	10.42%	9.46%	8.99%	8.99%	10.00%
Hospice %	4.20%	5.80%	5.66%	3.45%	2.49%	2.70%	2.48%	3.13%	3.85%	3.28%	4.63%	3.79%	3.79%	5.34%
ADV %	3.78%	1.90%	2.06%	6.69%	4.38%	6.25%	3.90%	7.37%	5.60%	5.15%	4.75%	4.37%	4.37%	4.37%
Daily Medicare and ADV Census	11.16	11.00	11.39	20.82	14.06	19.35	15.76	18.55	15.43	17.29	11.58	15.13	15.13	15.32
Employment (Full Time Equivalents)	179.26	172.00	169.72	176.75	194.86	187.00	182.49	185.45	182.05	170.56	174.57	179.52	179.52	177.07
Ridgecrest														
% Occupancy	50.69%	49.29%	46.77%	46.43%	45.43%	43.01%	43.29%	43.16%	42.78%	45.05%	45.28%	45.56%	45.56%	35.71%
Medicaid%	59.92%	58.13%	55.42%	53.94%	57.40%	53.84%	53.80%	61.03%	66.05%	63.43%	61.66%	58.60%	58.60%	52.20%
Medicare%	9.70%	2.17%	6.24%	9.52%	9.21%	10.98%	7.70%	8.01%	3.43%	8.10%	11.03%	7.83%	7.83%	16.24%
Private %	19.39%	19.81%	22.66%	21.61%	20.12%	21.16%	23.74%	24.82%	25.23%	25.40%	23.66%	22.51%	22.51%	23.17%
Hospice %	7.05%	8.05%	7.64%	9.34%	7.86%	9.38%	11.82%	4.72%	2.32%	0.00%	0.00%	6.20%	6.20%	1.37%
ADV %	3.94%	11.84%	8.05%	5.59%	5.41%	4.64%	2.93%	1.42%	2.97%	3.07%	3.65%	4.86%	4.86%	7.01%
Daily Medicare and ADV Census	5.81	5.80	5.61	5.89	5.58	5.65	3.87	3.42	2.30	4.22	5.58	4.88	4.88	6.92
Employment (Full Time Equivalents)	51.62	50.89	47.57	46.18	48.44	49.45	40.20	39.52	41.21	39.01	38.83	44.92	44.92	34.69
Muscoogie Manor														
% Occupancy	48.03%	47.82%	48.06%	48.34%	48.91%	49.06%	49.32%	49.70%	50.41%	51.27%	51.40%	49.30%	49.30%	50.73%
Medicaid%	90.03%	89.62%	91.95%	91.48%	92.33%	91.11%	89.31%	91.03%	89.57%	88.12%	88.22%	90.25%	90.25%	89.05%
Medicare%	1.41%	3.02%	1.37%	1.06%	0.00%	1.61%	3.28%	1.42%	0.88%	1.77%	2.08%	1.63%	1.63%	3.08%
Private %	1.05%	1.60%	1.06%	1.06%	1.04%	1.04%	1.03%	1.03%	2.33%	4.75%	2.98%	1.73%	1.73%	1.31%
Hospice %	7.51%	5.76%	5.62%	5.84%	6.63%	6.24%	6.38%	6.26%	6.78%	5.36%	6.18%	6.23%	6.23%	6.21%
ADV %	0.00%	0.00%	0.00%	0.57%	0.00%	0.00%	0.00%	0.26%	0.44%	0.00%	0.54%	0.16%	0.16%	0.35%
Daily Medicare and ADV Census	1.32	2.83	1.29	1.54	-	1.55	3.17	1.65	1.30	1.77	2.65	1.73	1.73	3.41
Employment (Full Time Equivalents)	137.54	140.04	136.52	136.41	146.61	153.48	135.27	128.49	136.42	133.74	142.35	138.81	138.81	136.54

HOSPITAL AUTHORITY OF COLUMBUS
12 MONTH MOVING STATISTICAL REPORT

	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Nov-22	Oct-22	Sep-22	Aug-22	Jul-22	Jun-22	May-22	13 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	56.77%	58.87%	61.85%	65.13%	63.37%	67.61%	71.11%	74.34%	65.00%	65.78%	65.81%	61.69%	63.08%	63.06%	66.33%
Medicaid%	76.83%	76.67%	76.88%	71.37%	76.94%	74.76%	8.32%	8.32%	65.00%	74.16%	73.16%	75.52%	77.44%	77.30%	72.69%
Medicare%	8.03%	7.45%	7.14%	5.30%	6.22%	8.06%	8.32%	8.32%	6.50%	6.13%	7.95%	4.26%	6.55%	4.06%	6.44%
Private %	9.12%	8.18%	8.26%	8.59%	9.47%	8.25%	8.15%	8.28%	10.42%	10.66%	10.42%	9.46%	8.90%	9.49%	7.31%
Hospice %	4.20%	5.80%	5.65%	3.45%	2.43%	2.70%	2.48%	3.13%	3.13%	3.85%	3.28%	4.55%	3.70%	4.13%	10.32%
ADV %	3.78%	1.90%	2.05%	6.69%	4.38%	6.25%	3.90%	7.37%	5.00%	5.19%	5.12%	3.41%	3.41%	5.02%	5.35%
Daily Medicare and ADV Census	11.16	11.00	11.39	20.82	14.06	19.35	15.76	16.55	18.55	15.43	17.29	11.58	12.57	11.54	15.53
Employment (Full Time Equivalents)	172.00	172.00	166.72	176.76	169.86	187.00	187.49	185.45	185.45	182.05	170.56	174.57	169.00	174.79	176.40
Ridgecrest															
% Occupancy	50.69%	49.25%	46.77%	46.43%	45.43%	43.01%	43.29%	43.16%	42.78%	45.05%	45.28%	41.94%	38.79%	38.79%	35.48%
Medicaid%	58.13%	58.13%	55.42%	53.94%	57.00%	53.94%	53.80%	61.03%	66.05%	63.43%	61.66%	60.17%	57.72%	57.72%	52.10%
Medicare%	9.70%	2.17%	6.34%	9.53%	9.21%	10.98%	7.70%	8.01%	3.43%	8.10%	11.03%	10.97%	10.89%	8.30%	16.77%
Private %	15.39%	19.81%	22.66%	21.61%	20.12%	21.16%	23.74%	24.87%	25.23%	25.40%	23.66%	21.52%	21.69%	22.45%	12.88%
Hospice %	7.05%	8.05%	7.64%	9.34%	7.85%	9.38%	11.81%	4.72%	2.31%	0.00%	0.00%	0.00%	0.00%	0.00%	1.26%
ADV %	3.94%	11.34%	8.05%	5.59%	5.41%	4.64%	2.93%	1.42%	2.97%	3.07%	3.65%	6.34%	9.70%	9.70%	6.98%
Daily Medicare and ADV Census	5.81	5.80	5.61	5.89	5.58	5.65	3.87	3.42	2.30	4.22	5.58	6.10	6.71	6.71	7.01
Employment (Full Time Equivalents)	51.62	50.89	47.67	46.18	48.44	49.45	40.30	39.52	41.21	39.01	38.83	38.01	36.81	36.81	34.67
Muskegon Manor															
% Occupancy	48.03%	47.82%	48.06%	48.34%	48.31%	49.06%	48.32%	49.70%	50.41%	51.27%	51.40%	49.73%	49.09%	49.32%	50.71%
Medicaid%	89.67%	89.67%	91.95%	91.48%	92.33%	91.11%	88.31%	91.03%	89.57%	88.12%	88.22%	89.60%	90.35%	90.71%	89.16%
Medicare%	1.41%	3.07%	1.37%	1.05%	0.00%	1.61%	3.28%	1.42%	0.88%	1.77%	2.08%	3.18%	2.85%	1.84%	3.05%
Private %	1.06%	1.60%	1.06%	1.06%	1.04%	1.04%	1.03%	1.03%	2.33%	4.75%	2.98%	1.40%	1.04%	1.65%	1.29%
Hospice %	7.51%	5.76%	5.62%	5.84%	6.53%	6.24%	6.30%	6.26%	6.78%	5.36%	6.18%	5.57%	5.77%	6.15%	6.18%
ADV %	0.00%	0.00%	0.00%	0.57%	0.00%	0.00%	0.00%	0.26%	0.44%	0.00%	0.54%	0.24%	0.00%	0.16%	0.32%
Daily Medicare and ADV Census	1.32	2.83	1.29	1.54	-	1.35	3.17	1.65	1.30	1.77	2.65	3.33	2.74	1.93	3.35
Employment (Full Time Equivalents)	137.54	140.04	136.52	136.41	146.61	153.48	135.27	128.49	136.42	133.74	142.35	139.05	139.91	138.91	135.24