

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
May 27, 2025

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, May 27, 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 Dr. John Kingsbury, Warner Kennon, Jr., Wayne Joiner, Bob Jones, and Tony Floyd.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney, were present at the meeting. William Tyson and Darlene Welling were present as guests.

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 April 29, 2025, Board meeting were reviewed. Dr. Kingsbury moved for their approval and Bob seconded the motion. The April 2025 Board Minutes were unanimously approved.

BOARD BUSINESS

Jack informed the Board that the names of Rev. Dr. Sharen Kelly and Dr. Linn Storey were submitted to the Clerk of Council for consideration by city council. Jack reported that the formal nominations should be received in time for the June meeting. Chuck asked Bob, who nominated Linn Storey, and Dr. Kingsbury, who nominated Sharen Kelly, to ask their nominees to attend the June meeting as guests of the Board so they may be informed as to the Strategic Plan.

CFO'S REPORT

Rick presented the Statistical and Financial Reports:

Statistical Report: Attached to these Minutes is the FY 2025 YTD Statistical Report. Rick reported that the monthly census in April 2025 was 253 (down from 258 in March). Rick explained the median age of the residents at Orchard View is 85, and most of the decrease is associated with that facility. According to Rick, there were 46 new admissions across all three facilities this month, but 44 discharges. Rick commented that the age demographics of the general population are changing, and HAC is having to adjust to those changes. The Board discussed the changes in census from before the pandemic as well as the changes in medical practices, including, advancements in orthopedic surgery which eliminate or reduce the need for the patient to receive inpatient rehabilitation services. Chuck commented that HAC previously received residents for post-surgery rehabilitation, but now most rehab in Columbus is conducted through hospital affiliated, outpatient services.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus Consolidated Income Statement and Summary Report through April 30, 2025. Rick calculated HAC's total debts to be \$39 million with current cash and repurchase agreements totaling \$21,467,000. According to Rick, HAC received a Fair Wage determination as part of the

immigration process for the eight registered nurses from the Philippines. Rick reported that he and Britt were meeting later in the day with Optum/UHC to discuss Institutional Special Needs Plan opportunities. Rick commented on changes to Medicare Advantage and reported HAC is working with Humana to accept residents with Humana plans. The staffing mandate continues to be challenged and Rick does not expect it to be implemented in the near future. Recent bills to pass in the House of Representatives include a freeze on Medicare Provider tax rates, which would freeze Georgia at a rate of 6%. Also, Medicaid eligibility currently includes a 90 day look-back period, which may change to 30 days. These bills are headed to the Senate where their fate is uncertain. Sarah asked if HAC has Medicaid agents on staff. Rick responded that each facility is staffed with a Medicaid specialist who is up-to-date on the regulations. Rick indicated that the appeal officer over the Employee Retention Credit appeal recently retired, but otherwise Rick did not have an update on the appeal.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Orchard View Management Team: Britt introduced William Tyson and Darlene Welling to the Board. William is the Administrator at Orchard View and Darlene is the Director of Nursing. William and Darlene detailed their credentials and past work history to the Board, and the Board engaged in a general discussion with them about their roles at Orchard View. Dr. Kingsbury asked about wound care, bladder infections, and anti-psychotic medications. William and Darlene detailed their practices at Orchard View and indicated that the facility outsources its urinary analysis. Dr. Kingsbury asked if having a urinary analysis machine in-house would be helpful. Britt, William, and Darlene discussed Dr. Patel's efforts to address urinary analysis efficiency with current staff. Chuck commented that the machine requires certifications and waivers, which

complicate having the machine in-house. William and Dr. Kingsbury discussed how urinary strip tests are inaccurate and unreliable. The Board thanked William and Darlene for their time sharing with the Board. Britt added that William and Darlene are exceptional in their roles, and commented on William remaining at Orchard View for 72 hours during the snow days to ensure quality care.

Strategic Plan Consultants: Britt reported he signed the contract with Focus & Execute (Jeff Call, consultant) on April 30. As part of the program, a SWOT survey was sent out to 22 members of the staff, administration, and the Board, who will be involved in a session with the consultant on June 23. Chuck indicated the next regularly scheduled meeting of the Board will be on June 24, but asked if the Board would accept rescheduling the meeting to the morning of June 23 so the Board could participate in the session after the meeting. Sarah moved to reschedule the next regular meeting to June 23 starting at 9:00 AM. Wayne seconded the motion. Warner asked for clarification on the time, and Chuck indicated the Board would meet for an hour starting at 9:00, and the session will take place from 10:00 AM to 2:00 PM. After a brief discussion, the motion was unanimously approved to reschedule the meeting for Monday, June 23, 2025 at 9:00 AM at Orchard View.

HACGA Overview: Britt commented on the differences between assisted living and skilled nursing in Columbus. According to Britt, assisted living is not regulated because it is funded mostly through private pay and does not receive Medicare or Medicaid dollars. Residents of assisted living facilities are mostly independent in their abilities to care for themselves. Skilled nursing, however, does receive Medicare and Medicaid funding because it is used by residents who are partially or fully dependent on others for essential, daily activities. Skilled nursing includes 24/7 nursing care, which makes it more expensive than assisted living. Wayne asked about the owners of the assisted living facilities in Columbus and whether those facilities are

considered competition to HAC. Britt indicated they are not competitive because HAC is based on skilled nursing, and most of the assisted living facilities are owned by venture capitalists. Rick commented that HAC markets to assisted living facilities because sometimes discharges from those facilities end up at HAC when their required level of care increases.

New Initiatives: Britt mentioned that HAC renewed its memorandum of understanding with Columbus Technical College for another 3-year term coordinating with the nursing program. Wayne asked if HAC hires from within that program, and Britt indicated HAC does hire those nurses but HAC is in competition with the hospitals, which offer higher pay. According to Britt, HAC's strength is that it offers the nurses the opportunity to build long-term relationships with residents. Britt reported on the Table Top Exercise Region I Coalition and involvement by area hospitals and school districts. Britt stated this coalition is focused on improving quality care in the region and is an important networking opportunity for HAC.

COVID-19 Update: Britt reported that the FDA recently announced that booster shots will only be available for individuals aged 65+ and individuals with compromised immune systems. No new cases were detected this month at Orchard View and Ridgecrest, and only three new cases were detected at Muscogee Manor.

Advertising: Britt reported a survey showed 11 new admissions since February cited the television commercial as the reason for choosing HAC. Britt reported the cost of the commercials and the income from those residents to-date as showing a good return on investment. Also, according to Britt, Muscogee Manor was recently used as a set for a movie being filmed in Columbus. A closed wing at Muscogee Manor was used for the set, and Britt indicated HAC received \$4,000 for the deal. Also, Muscogee Manor's sign will appear in the movie. The title of the movie is The Life and Deaths of Wilson Shedd directed by Tim Blake Nelson.

NEXT MEETING

Pursuant to the Board's decision, the next meeting on Tuesday, June 24, 2025, is rescheduled for Monday, June 23, 2025, starting at 9:00 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 COLUMBIUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED APRIL 30, 2025**

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 5,730,128	\$ -	\$ 6,571,957	\$ 4,979,741	\$ 17,281,826	\$ 44,728	\$ 417,569	\$ 3,723,357	\$ 21,467,480
Other Current Assets	2,853,481	-	1,722,075	2,670,592	7,246,148	7,035	1,305	-	7,254,488
Intercompany Balances	16,188,117	-	(946,999)	(5,609,999)	9,631,179	(6,389,957)	(2,318,704)	(922,518)	-
Noncurrent Assets	32,473,510	-	32,208,242	7,516,755	72,198,507	146,784	83,643	-	72,428,934
Total Assets	\$ 57,245,236	\$ -	\$ 39,555,275	\$ 9,557,149	\$ 106,357,660	\$ (6,191,410)	\$ (1,816,187)	\$ 2,800,839	\$ 101,150,902
Current Liabilities	\$ 1,321,476	\$ -	\$ 676,532	\$ 777,554	\$ 2,775,562	\$ 7	\$ 78	\$ -	\$ 2,775,647
Non-current Liabilities (excluding bonds)	10,025,958	-	3,445,775	5,535,770	19,007,503	360,100	450,668	-	19,818,271
Bonds Payable	19,222,707	-	28,191,291	-	47,413,998	-	-	-	47,413,998
Total Liabilities	30,570,141	-	32,313,598	6,313,324	69,197,063	360,107	450,746	-	70,007,916
Fund Balance	26,675,095	-	7,241,677	3,243,825	37,160,597	(6,551,517)	(2,266,933)	2,800,839	31,142,986
Total Liabilities and Fund Balance	\$ 57,245,236	\$ -	\$ 39,555,275	\$ 9,557,149	\$ 106,357,660	\$ (6,191,410)	\$ (1,816,187)	\$ 2,800,839	\$ 101,150,902
INCOME STATEMENT									
Revenue	\$ 1,400,955	\$ 110,166	\$ 483,560	\$ 1,124,871	\$ 3,119,552	\$ 2,000	\$ 12,478	\$ 7,924	\$ 3,141,954
Operating Expenses	1,374,104	169,787	471,836	1,115,242	3,130,969	607	425	-	3,132,001
Net Profit (Loss) before Noncash expense	26,851	(59,621)	11,724	9,629	(11,417)	1,393	12,053	7,924	9,953
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)	\$ (89,336)	\$ (59,621)	\$ (161,518)	\$ (1,276)	\$ (311,751)	\$ 1,034	\$ 12,053	\$ 7,924	\$ (290,740)
YTD income (loss)	\$ 605,802	\$ (684,123)	\$ (1,058,064)	\$ 634,327	\$ (502,058)	\$ 9,678	\$ 101,991	\$ 297,609	\$ (92,780)
YTD Net Income (loss)	(89,336)	(59,621)	(161,518)	(1,276)	(311,751)	1,034	12,053	7,924	(290,740)
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	(34,609)	-	-	-	(34,609)	-	-	-	(34,609)
Net Cash Flow	(191,128)	(59,621)	(48,619)	9,629	(289,739)	1,393	12,053	7,924	(268,369)

INCOME STATEMENT

[illegible]

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	58.87%	61.89%	65.13%	63.37%	67.61%	64.52%	65.00%	65.78%	65.81%	61.69%	63.97%	66.31%	66.31%	66.31%
Medicaid%	76.67%	76.88%	71.57%	76.94%	74.74%	77.11%	74.34%	74.16%	73.16%	76.52%	75.21%	73.18%	73.18%	73.18%
Medicare%	7.45%	7.14%	9.30%	6.72%	8.06%	8.32%	6.90%	6.13%	7.99%	4.26%	7.23%	7.10%	7.10%	7.10%
Private %	8.18%	8.26%	8.99%	9.47%	8.25%	8.19%	8.26%	10.26%	10.42%	9.46%	8.97%	10.00%	10.00%	10.00%
Hospice %	5.80%	5.66%	3.45%	2.49%	2.70%	2.48%	3.13%	3.85%	3.28%	4.63%	3.75%	5.34%	5.34%	5.34%
ADV %	1.90%	2.06%	6.69%	4.38%	6.25%	3.90%	7.37%	5.60%	5.15%	4.84%	4.84%	4.37%	4.37%	4.37%
Daily Medicare and ADV Census	11.00	11.39	20.82	14.06	19.35	15.76	18.55	15.43	17.29	11.58	15.52	15.32	15.32	15.32
Employment (Full Time Equivalents)	172.00	169.72	176.76	194.86	187.00	182.49	185.45	182.05	170.56	174.57	179.55	177.07	177.07	177.07
Ridgecrest														
% Occupancy	49.29%	46.77%	46.43%	45.43%	43.01%	43.29%	43.16%	42.78%	45.05%	45.28%	45.05%	35.71%	35.71%	35.71%
Medicaid%	58.13%	55.42%	53.94%	57.40%	53.84%	53.80%	61.03%	66.05%	63.43%	61.60%	58.47%	52.20%	52.20%	52.20%
Medicare%	2.17%	6.24%	9.52%	9.21%	10.98%	7.70%	8.01%	3.43%	8.10%	11.03%	7.64%	16.24%	16.24%	16.24%
Private %	19.81%	22.66%	21.61%	20.12%	21.16%	23.74%	24.82%	25.23%	25.40%	23.60%	22.82%	23.17%	23.17%	23.17%
Hospice %	8.05%	7.64%	9.34%	7.86%	9.38%	11.82%	4.72%	2.32%	0.00%	0.00%	6.11%	1.37%	1.37%	1.37%
ADV %	11.84%	8.05%	5.59%	5.41%	4.64%	2.93%	1.42%	2.97%	3.07%	3.65%	4.96%	7.01%	7.01%	7.01%
Daily Medicare and ADV Census	5.80	5.61	5.89	5.58	5.65	3.87	3.42	2.30	4.22	5.58	4.79	6.92	6.92	6.92
Employment (Full Time Equivalents)	50.89	47.67	46.18	48.44	49.45	40.20	39.52	41.21	39.01	38.83	44.14	34.69	34.69	34.69
Muscogee Manor														
% Occupancy	47.82%	48.06%	48.34%	48.91%	49.06%	49.32%	49.70%	50.41%	51.27%	51.40%	49.43%	50.73%	50.73%	50.73%
Medicaid%	89.62%	91.95%	91.48%	92.33%	91.11%	89.31%	91.03%	89.57%	88.12%	88.22%	90.27%	89.05%	89.05%	89.05%
Medicare%	3.02%	1.37%	1.06%	0.00%	1.61%	3.28%	1.42%	0.88%	1.77%	2.08%	1.65%	3.08%	3.08%	3.08%
Private %	1.60%	1.06%	1.05%	1.04%	1.04%	1.03%	1.03%	2.33%	4.75%	2.98%	1.79%	1.31%	1.31%	1.31%
Hospice %	5.76%	5.62%	5.84%	6.63%	6.24%	6.38%	6.26%	6.78%	5.36%	6.18%	6.11%	6.21%	6.21%	6.21%
ADV %	0.00%	0.00%	0.57%	0.00%	0.00%	0.00%	0.26%	0.44%	0.00%	0.54%	0.18%	0.35%	0.35%	0.35%
Daily Medicare and ADV Census	2.83	1.29	1.54	-	1.55	3.17	1.65	1.30	1.77	2.65	1.78	3.41	3.41	3.41
Employment (Full Time Equivalents)	140.04	136.52	136.41	146.61	153.48	135.27	128.49	136.42	133.74	142.35	138.93	136.54	136.54	136.54

HOSPITAL AUTHORITY OF COLUMBUS
12 MONTH MOVING STATISTICAL REPORT

	Apr-25	Mar-25	Feb-25	Jan-25	Dec-24	Nov-24	Oct-24	Sep-24	Aug-24	Jul-24	Jun-24	May-24	Apr-24	13 Mth Average	12 Mth Avg
Orchard View															
% Occupancy	58.87%	61.89%	65.13%	63.37%	67.61%	64.32%	65.00%	65.78%	65.81%	61.65%	63.08%	63.60%	63.97%	63.87%	66.33%
Medicaid%	76.57%	76.88%	71.57%	76.94%	74.74%	77.11%	74.34%	74.16%	73.16%	76.52%	77.44%	77.85%	78.06%	75.78%	72.89%
Medicare%	7.45%	7.14%	9.30%	6.72%	8.25%	8.12%	6.90%	6.13%	7.59%	4.25%	6.55%	4.08%	3.88%	6.68%	7.11%
Private %	8.18%	8.76%	8.99%	9.47%	8.25%	8.19%	8.26%	10.28%	10.42%	9.46%	8.90%	9.43%	9.85%	9.08%	10.32%
Hospice %	5.20%	5.66%	2.68%	2.48%	2.70%	2.48%	3.13%	3.85%	3.75%	3.25%	3.70%	4.13%	3.00%	3.87%	5.35%
ADV %	1.90%	2.06%	6.68%	4.38%	6.23%	3.90%	7.37%	5.69%	5.15%	5.12%	3.41%	5.00%	3.20%	4.62%	4.33%
Daily Medicare and ADV Census	11.00	11.33	20.82	14.06	19.35	15.76	18.55	15.43	17.23	11.58	12.57	11.54	9.07	14.45	15.53
Employment (Full Time Equivalents)	172.00	169.72	176.76	194.86	187.20	182.49	185.45	182.05	170.56	174.57	189.00	174.79	173.60	179.47	176.40
Ridgcrest															
% Occupancy	49.29%	46.77%	46.43%	45.43%	43.01%	43.29%	43.16%	42.78%	45.05%	45.28%	41.94%	38.79%	56.90%	43.70%	35.48%
Medicaid%	58.12%	55.42%	58.54%	57.40%	52.84%	53.80%	61.03%	66.05%	63.43%	61.65%	60.17%	57.72%	54.73%	58.26%	52.10%
Medicare%	2.17%	6.24%	5.53%	9.22%	10.28%	7.70%	8.01%	3.43%	8.10%	11.03%	10.97%	10.89%	15.48%	8.75%	15.77%
Private %	19.81%	22.66%	21.61%	20.12%	21.18%	23.74%	24.82%	25.23%	25.40%	23.66%	22.52%	21.68%	21.35%	22.75%	22.89%
Hospice %	8.05%	7.64%	9.34%	7.88%	5.58%	11.93%	4.73%	2.32%	0.00%	0.00%	0.00%	0.00%	0.00%	4.70%	1.85%
ADV %	11.84%	8.05%	5.59%	5.41%	4.64%	1.83%	1.43%	2.97%	3.07%	3.69%	6.34%	9.70%	6.43%	5.54%	6.88%
Daily Medicare and ADV Census	5.60	5.61	5.69	5.58	5.45	3.87	3.42	2.90	4.22	5.58	6.10	6.71	6.80	5.19	7.61
Employment (Full Time Equivalents)	50.69	47.67	46.18	48.44	49.45	40.20	39.52	41.21	39.61	35.23	33.01	35.81	35.77	42.46	34.67
Muscarec Manor															
% Occupancy	47.82%	46.06%	48.34%	48.91%	49.05%	49.31%	48.78%	50.13%	51.23%	51.40%	49.73%	49.09%	48.45%	49.35%	50.72%
Medicaid%	89.63%	91.95%	91.48%	92.33%	91.11%	89.31%	91.05%	89.57%	88.17%	88.72%	89.60%	90.35%	83.47%	90.17%	89.16%
Medicare%	3.02%	1.37%	1.06%	0.00%	1.61%	3.28%	1.42%	0.88%	1.77%	2.08%	3.18%	2.85%	3.02%	1.96%	3.05%
Private %	1.60%	1.06%	1.06%	1.04%	1.04%	1.03%	1.05%	2.33%	4.75%	2.88%	1.40%	1.04%	1.19%	1.66%	1.19%
Hospice %	5.76%	5.62%	5.84%	5.63%	6.24%	6.38%	6.26%	6.78%	5.38%	6.18%	5.57%	5.77%	6.37%	6.05%	6.18%
ADV %	0.06%	0.00%	0.57%	0.00%	0.00%	0.00%	0.26%	0.44%	0.00%	0.14%	0.24%	0.00%	0.00%	0.16%	0.37%
Daily Medicare and ADV Census	2.83	1.29	1.54	-	1.55	3.17	1.85	1.30	1.77	2.65	3.33	2.24	2.87	2.05	3.35
Employment (Full Time Equivalents)	140.04	136.52	136.41	146.61	155.48	135.27	128.49	136.42	133.74	142.35	139.05	139.91	141.20	139.19	135.24