

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

FINANCIAL STATEMENTS

for the years ended July 31, 2025 and 2024



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PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.



FINANCIAL STATEMENTS

for the years ended July 31, 2025 and 2024

CONTENTS

	<u>Pages</u>
Independent Auditor's Report	1-3
Financial Statements:	
Balance Sheets	4-5
Statements of Operations and Changes in Net Assets	6
Statements of Cash Flows	7-8
Notes to Financial Statements	9-48
Independent Auditor's Report on Supplemental Information:	49
Service to the Community	50-66
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	67-68



INDEPENDENT AUDITOR'S REPORT

Board of Directors
Phoebe Putney Memorial Hospital, Inc.
Albany, Georgia

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Phoebe Putney Memorial Hospital, Inc. (Corporation), which comprise the balance sheets as of July 31, 2025 and 2024, and the related statements of operations and changes in net assets, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as of July 31, 2025 and 2024, and the results of its operations, changes in net assets, and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Corporation and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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1

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Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern within one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user based on these financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

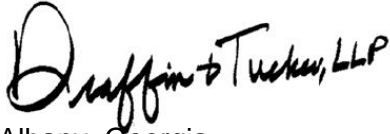
- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Corporation's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Continued

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 10, 2025, on our consideration of the Corporation's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Draffin & Tucker, LLP". The signature is written in a cursive, flowing style.

Albany, Georgia
December 10, 2025

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

BALANCE SHEETS
July 31, 2025 and 2024

	(Dollars in Thousands)	
	<u>2025</u>	<u>2024</u>
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 174,083	\$ 125,665
Patient accounts receivable, net	118,628	114,230
Supplies	20,746	20,113
Estimated third-party payor settlements	1,218	1,912
Other current assets	<u>30,672</u>	<u>36,275</u>
Total current assets	<u>345,347</u>	<u>298,195</u>
Assets limited as to use:		
Internally designated for capital improvements	404	396
Held by trustee	<u>-</u>	<u>25</u>
Total assets limited as to use	<u>404</u>	<u>421</u>
Property and equipment, net	<u>467,005</u>	<u>420,697</u>
Other assets:		
Interest in net assets of Phoebe Foundation, Inc.	24,689	26,068
Operating lease right-of-use assets	181	364
Goodwill and other assets	125,022	124,792
Net pension asset	15,089	11,559
Derivative financial instruments	<u>480</u>	<u>-</u>
Total other assets	<u>165,461</u>	<u>162,783</u>
Total assets	<u>\$ 978,217</u>	<u>\$ 882,096</u>

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

BALANCE SHEETS, Continued
July 31, 2025 and 2024

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
LIABILITIES AND NET ASSETS		
Current liabilities:		
Current portion of long-term debt	\$ 9,509	\$ 9,276
Current portion of operating lease liabilities	148	193
Accounts payable	33,345	33,486
Accrued expenses	<u>41,009</u>	<u>40,860</u>
Total current liabilities	84,011	83,815
Long-term debt, net of current portion	319,866	328,541
Operating lease liabilities, net of current portion	25	165
Related party payables	143,125	109,472
Derivative financial instruments	<u>-</u>	<u>183</u>
Total liabilities	<u>547,027</u>	<u>522,176</u>
Net assets:		
Without donor restrictions	419,383	345,532
With donor restrictions:		
Purpose restrictions	9,783	12,364
Perpetual in nature	<u>2,024</u>	<u>2,024</u>
Total net assets	<u>431,190</u>	<u>359,920</u>
Total liabilities and net assets	<u>\$ 978,217</u>	<u>\$ 882,096</u>

The accompanying notes are an integral part of these financial statements.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

STATEMENTS OF OPERATIONS AND CHANGES IN NET ASSETS
for the years ended July 31, 2025 and 2024

	(Dollars in Thousands)	
	<u>2025</u>	<u>2024</u>
Operating revenues, gains and other support:		
Net patient service revenue	\$ 813,078	\$ 741,093
Other revenue	85,562	65,300
FEMA disaster relief funding	<u>3,808</u>	<u>73,630</u>
Total operating revenues, gains and other support	<u>902,448</u>	<u>880,023</u>
Operating expenses:		
Salaries and wages	192,119	180,839
Employee health and welfare	54,756	54,395
Medical supplies and other	318,214	293,883
Purchased services	230,970	209,029
Depreciation and amortization	34,378	30,224
Interest	<u>13,647</u>	<u>11,430</u>
Total operating expenses	<u>844,084</u>	<u>779,800</u>
Operating income	58,364	100,223
Nonoperating income:		
Investment and other nonoperating income	<u>5,364</u>	<u>6,514</u>
Excess revenues	63,728	106,737
Change in interest in net assets of		
Phoebe Foundation, Inc.	1,202	1,457
Capital contributions and other	8,584	(26)
Net actuarial gain (loss)	(622)	13,474
Amortization of net loss	<u>959</u>	<u>1,675</u>
Increase in net assets without donor restrictions	73,851	123,317
Net assets with donor restrictions:		
Change in interest in net assets of Phoebe Foundation, Inc.	<u>(2,581)</u>	<u>1,829</u>
Increase in net assets	71,270	125,146
Net assets, beginning of year	<u>359,920</u>	<u>234,774</u>
Net assets, end of year	<u>\$ 431,190</u>	<u>\$ 359,920</u>

The accompanying notes are an integral part of these financial statements.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

STATEMENTS OF CASH FLOWS
for the years ended July 31, 2025 and 2024

	(Dollars in Thousands)	
	<u>2025</u>	<u>2024</u>
Cash flows from operating activities:		
Increase in net assets	\$ 71,270	\$ 125,146
Adjustments to reconcile increase in net assets to net cash provided by operating activities:		
Proceeds from capital contributions	(8,584)	-
(Gain) loss on disposal of property and equipment	1,052	(75)
Depreciation and amortization	34,378	30,224
Amortization of operating lease right-of-use assets	183	273
Change in interest in net assets of Phoebe Foundation, Inc.	1,379	(3,286)
Change in derivative financial instruments	(663)	(3,277)
Changes in:		
Patient accounts receivable, net	(4,398)	(23,269)
Supplies	(633)	(595)
Estimated third-party payor settlements	694	(5,033)
Other assets	5,373	(22,172)
Accounts payable and accrued expenses	8	6,017
Accrued pension cost/net pension asset	(3,530)	(34,898)
Operating lease liabilities	(185)	(270)
Net cash provided by operating activities	<u>96,344</u>	<u>68,785</u>
Cash flows from investing activities:		
Purchase of property and equipment	(81,021)	(134,511)
Proceeds from sale of property and equipment	13	70
Purchase of assets limited as to use	(8)	(1)
Net cash used by investing activities	<u>(81,016)</u>	<u>(134,442)</u>
Cash flows from financing activities:		
Payments on long-term debt	(7,212)	(6,907)
Payments on finance lease liabilities	(1,960)	(1,961)
Proceeds from capital contributions	8,584	-
Advances from related parties	33,653	41,302
Net cash provided by financing activities	<u>33,065</u>	<u>32,434</u>
Increase (decrease) in cash and cash equivalents	48,393	(33,223)
Cash and cash equivalents, beginning of year	<u>125,690</u>	<u>158,913</u>
Cash and cash equivalents, end of year	<u>\$ 174,083</u>	<u>\$ 125,690</u>

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

STATEMENTS OF CASH FLOWS, Continued
for the years ended July 31, 2025 and 2024

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
Reconciliation of cash and cash equivalents to the balance sheets:		
Cash and cash equivalents in current assets	\$ 174,083	\$ 125,665
Cash and cash equivalents in assets limited as to use	<u>-</u>	<u>25</u>
Total	<u>\$ 174,083</u>	<u>\$ 125,690</u>
Supplemental disclosure of cash flow information:		
Cash paid for interest	<u>\$ 13,508</u>	<u>\$ 11,449</u>
Assets acquired through leases	<u>\$ 730</u>	<u>\$ 974</u>

The accompanying notes are an integral part of these financial statements.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS

July 31, 2025 and 2024

1. Summary of Significant Accounting Policies

Organization

Phoebe Putney Memorial Hospital, Inc., (Corporation) located in Albany, Georgia, is a not-for-profit acute care hospital which operates satellite clinics in the surrounding counties. The Corporation provides inpatient, outpatient and emergency care services for residents of Southwest Georgia. Admitting physicians are primarily practitioners in the local area. The Corporation is a single operating entity and is a wholly-owned subsidiary of Phoebe Putney Health System, Inc. (System).

Reorganization

Effective September 1, 1991, the Hospital Authority of Albany-Dougherty County, Georgia (Authority) implemented a reorganization plan for the hospital whereby all the assets, management and governance of the hospital was transferred to Phoebe Putney Memorial Hospital, Inc., a not-for-profit corporation, qualified as an organization described in Section 501(c)(3) of the Internal Revenue Code, pursuant to a lease and transfer agreement. During 2009, the lease term was renewed for an additional forty years with a nominal annual lease payment.

Effective August 1, 2012, the lease and transfer agreement between the Corporation and the Authority was amended and restated. The amendment was made for the transfer and inclusion of the hospital formerly known as Palmyra Park Hospital, LLC (Palmyra) which was acquired by the Authority on December 15, 2011. The amendment included the extension of the lease for a term of forty years from the date of the current amendment.

Per the amended and restated lease agreement, the Corporation is required to meet certain performance measures. During the fiscal year ended July 31, 2021, the Authority engaged a consultant group to perform a lease analysis to examine the Corporation's compliance with these requirements. In February 2022, the Authority voted to accept the results of the lease analysis, which found the Corporation in compliance with the requirements of the amended and restated lease agreement.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents include certain investments in money market mutual funds.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

1. Summary of Significant Accounting Policies, Continued

Patient Accounts Receivable

Patient accounts receivable reflects the outstanding amount of consideration to which the Corporation expects to be entitled in exchange for providing patient care. These amounts are due from patients, third-party payors (including health insurers and government programs), and others. As a service to the patient, the Corporation bills third-party payors directly and bills the patient when the patient's responsibility for copays, coinsurance, and deductibles is determined. Patient accounts receivable are due in full when billed.

Patient accounts receivable can be impacted by the effectiveness of the Corporation's collection efforts. Additionally, significant changes in payor mix, business office operations, economic conditions, or trends in federal and state governmental healthcare coverage could affect the net realizable value of patient accounts receivable. The Corporation also continually reviews the net realizable value of patient accounts receivable by monitoring historical cash collections as a percentage of trailing net patient service revenues, as well as by analyzing current period net revenue and admissions by payor classification, aged patient accounts receivable by payor, days revenue outstanding, and the composition of self-pay receivables between pure self-pay patients and patient responsibility portion of third-party insured receivables.

Patient accounts receivable was approximately \$118,628,000, \$114,230,000 and \$90,961,000 as of July 31, 2025, 2024 and 2023, respectively. The Corporation had no significant contract assets or contract liabilities as of July 31, 2025 or 2024.

Allowance for Credit Losses

The Corporation records credit losses for patient accounts receivable based on the current expected credit loss model. Credit losses are recorded after consideration of any implicit or explicit price concessions. In evaluating the collectability of patient accounts receivable, management evaluates historical losses as well as adjustments for current conditions, asset-specific risk characteristics and reasonable and supportable forecasts to determine an allowance for expected credit losses.

The Corporation has elected the practical expedient in FASB ASC 326-20-30-10C, which allows the entity to assume that current conditions as of the balance sheet date do not change for the remaining life of the asset. However, the Corporation does continue to adjust historical loss information to reflect current conditions to the extent that historical loss information does not reflect current conditions. The Corporation has determined that the current and reasonable and supportable forecasted economic conditions as of the balance sheet date are consistent with those conditions that existed during the period that the historical data was collected. Accordingly, the Corporation determines that no adjustment to its historical loss information is necessary.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

1. Summary of Significant Accounting Policies, Continued

Allowance for Credit Losses, Continued

The Corporation also applied the accounting policy election to consider collection activity after the balance sheet date when estimating expected credit losses. The Corporation considers collection activity through the date the financial statements were issued. The Corporation develops its estimate of expected credit losses by determining which receivables have been collected and then recognizing an allowance for the amounts that are uncollected based on its historical loss rates. Management believes that an allowance for credit losses is not required at year-end.

Supplies

Supplies, which consist primarily of drugs, food, and medical supplies, are valued at the lower of cost and net realizable value, as determined on a first-in, first-out basis.

Derivative Financial Instruments

The Corporation has entered into interest rate swap agreements as part of its interest rate risk management strategy. These arrangements are accounted for under the provisions of FASB ASC 815 *Derivatives and Hedging*. FASB ASC 815 establishes accounting and reporting standards requiring that derivative instruments be recorded at fair value as either an asset or liability.

For derivative instruments that are designated and qualify as a cash flow hedge (i.e., hedging the exposure to variability in expected future cash flows that is attributable to a particular risk), the effective portion of the gain or loss on the derivative instrument is reported as a component of net assets without donor restrictions. The ineffective component, if any, is recorded in excess revenues in the period in which the hedge transaction affects earnings. If the hedging relationship ceases to be highly effective or it becomes probable that an expected transaction will no longer occur, gains or losses on the derivative are recorded in excess revenues. For derivative instruments not designated as hedging instruments, the unrealized gain or loss is recognized in nonoperating income during the period of change.

Assets Limited as to Use

Assets limited as to use include assets held by trustees under indenture agreements and designated assets set aside by the Board of Directors for future capital improvements, over which the Board retains control and may, at its discretion, subsequently use for other purposes.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

1. Summary of Significant Accounting Policies, Continued

Property and Equipment

Property and equipment acquisitions over \$5,000 are recorded at cost. Depreciation is provided over the estimated useful life of each class of depreciable asset and is computed on the straight-line method. Finance lease assets are amortized on the straight-line method over the shorter period of the lease term or the estimated useful life of the asset. Such amortization is included in depreciation and amortization in the statements of operations and changes in net assets. Interest cost incurred on borrowed funds during the period of construction of capital assets is capitalized as a component of the cost of acquiring those assets.

Gifts of long-lived assets such as land, buildings, or equipment are reported as increases in net assets without donor restrictions, and are excluded from excess revenues, unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as increases in net assets with donor restrictions. Absent explicit donor stipulations about how long those long-lived assets must be maintained, expirations of donor restrictions are reported when the donated or acquired long-lived assets are placed in service.

Beneficial Interest in Net Assets of Foundation

The Corporation accounts for the activities of Phoebe Foundation, Inc. in accordance with FASB ASC 958-20, *Not-For-Profit Entities, Financially Interrelated Entities*. FASB ASC 958-20 establishes reporting standards for transactions in which a donor makes a contribution to a not-for-profit organization which accepts the assets on behalf of or transfers these assets to a beneficiary which is specified by the donor. Phoebe Foundation, Inc. accepts assets on behalf of the Corporation.

Goodwill

Goodwill and intangible assets with indefinite lives are tested for impairment annually and more frequently in the event of an impairment indicator. Intangible assets with definite lives are amortized over their respective estimated useful lives and reviewed whenever events or circumstances indicate impairment may exist.

The Corporation assesses qualitative factors to determine whether the existence of events or circumstances lead to a determination that it is more likely than not that the fair value of a reporting unit is less than its carrying amount. If, after assessing the totality of events or circumstances, the Corporation determines it is more likely than not that the fair value of a reporting unit is less than its carrying amount, then an impairment loss for the amount by which the carrying amount exceeds the reporting unit's fair value is recorded.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

1. Summary of Significant Accounting Policies, Continued

Goodwill, Continued

As of July 31, 2025 and 2024, the Corporation had goodwill of approximately \$124,778,000. The Corporation has elected March 31st as its annual impairment assessment date. The Corporation completed its annual impairment assessment and concluded that no goodwill or indefinite lived intangible asset impairment charge was necessary. See Note 6 for goodwill disclosures.

Deferred Financing Cost

Costs related to the issuance of long-term debt were deferred and are being amortized using the straight-line method, which approximates the effective interest method, over the life of the related debt. Debt issuance costs related to a recognized debt liability are presented in the balance sheets as a direct deduction from the carrying amount of the related debt liability. Costs related to the issuance of derivative financial instruments were deferred and are being amortized. As described in Note 8, certain derivatives financial instruments were terminated in 2024. The unamortized derivative financing cost associated with the terminated instruments, which approximated \$573,000, was expensed in full, and is reported in investment and other nonoperating income in the statements of operations and changes in net assets for the year ended July 31, 2024.

Net Assets

Net assets, revenues, gains and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net assets without donor restrictions - net assets available for use in the general operations and not subject to donor-imposed restrictions. The Board of Directors has discretionary control over these resources. Designated amounts represent those net assets that the Board has set aside for a particular purpose. All revenue not restricted by donors and donor restricted contributions whose restrictions are met in the same period in which they are received are accounted for in net assets without donor restrictions.

Net assets with donor restrictions - net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. All revenues restricted by donors as to either timing or purpose of the related expenditures or required to be maintained in perpetuity as a source of investment income are accounted for in net assets with donor restrictions. When a donor restriction expires, that is when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

1. Summary of Significant Accounting Policies, Continued

Excess Revenues

The statements of operations and changes in net assets include excess revenues. Changes in net assets without donor restrictions which are excluded from excess revenues, consistent with industry practice, include adjustments to pension obligations, permanent transfers of assets to and from affiliates for other than goods and services, and contributions of long-lived assets (including assets acquired using contributions which by donor restriction were to be used for the purposes of acquiring such assets).

Net Patient Service Revenue

The Corporation has agreements with third-party payors that provide for payments to the Corporation at amounts different from its established rates. Payment arrangements include prospectively determined rates per discharge, reimbursed costs, discounted charges, and per diem payments. Net patient service revenue is reported at the amount that reflects the consideration to which the Corporation expects to be entitled in exchange for providing patient care. These amounts are due from patients, third-party payors, and others and includes variable consideration for retroactive revenue adjustments under reimbursement arrangements with third-party payors. Retroactive adjustments are included in the determination of the estimated transaction price and adjusted in future periods as settlements are determined.

Charity Care

The Corporation provides care to patients who meet certain criteria under its charity care policy without charge or at amounts less than its established rates. Because the Corporation does not pursue collection of amounts determined to qualify as charity care, they are not reported as revenues.

Donor-Restricted Gifts

Unconditional promises to give cash and other assets to the Corporation are reported at fair value at the date the promise is received. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend have been substantially met. Conditional gifts received prior to the satisfaction of conditions are recorded as refundable advances. The gifts are reported as increases in the appropriate categories of net assets in accordance with donor restrictions.

Estimated Malpractice and Other Self-Insurance Cost

The provisions for estimated medical malpractice claims and other claims under self-insurance plans include estimates of the ultimate costs for both reported claims and claims incurred but not reported.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

1. Summary of Significant Accounting Policies, Continued

Income Taxes

The Corporation is a not-for-profit corporation that has been recognized as tax-exempt pursuant to Section 501(c)(3) of the Internal Revenue Code.

The Corporation applies accounting policies that prescribe when to recognize and how to measure the financial statement effects of income tax positions taken or expected to be taken on its income tax returns. These rules require management to evaluate the likelihood that, upon examination by the relevant taxing jurisdictions, those income tax positions would be sustained. Based on that evaluation, the Corporation only recognizes the maximum benefit of each income tax position that is more than 50% likely of being sustained. To the extent that all or a portion of the benefits of an income tax position are not recognized, a liability would be recognized for the unrecognized benefits, along with any interest and penalties that would result from disallowance of the position. Should any such penalties and interest be incurred, they would be recognized as operating expenses.

Based on the results of management's evaluation, no liability is recognized in the accompanying balance sheets for unrecognized income tax positions. Further, no interest or penalties have been accrued or charged to expense as of July 31, 2025 and 2024 or for the years then ended. The Corporation's tax returns are subject to possible examination by the taxing authorities. For federal income tax purposes, the tax returns essentially remain open for possible examination for a period of three years after the respective filing deadlines of those returns.

Impairment of Long-Lived Assets

The Corporation evaluates on an ongoing basis the recoverability of its assets for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is required to be recognized if the carrying value of the asset exceeds the undiscounted future net cash flows associated with that asset. The impairment loss to be recognized is the amount by which the carrying value of the long-lived asset exceeds the asset's fair value. In most instances, the fair value is determined by discounted estimated future cash flows using an appropriate interest rate. The Corporation has not recorded any impairment charges of long-lived assets in the accompanying statements of operations and changes in net assets for the years ended July 31, 2025 and 2024.

Fair Value Measurements

FASB ASC 820, *Fair Value Measurement and Disclosures* defines fair value as the amount that would be received for an asset or paid to transfer a liability (i.e., an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. FASB ASC 820 also establishes a fair value hierarchy that requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

1. Summary of Significant Accounting Policies, Continued

Fair Value Measurements, Continued

FASB ASC 820 describes the following three levels of inputs that may be used:

- *Level 1:* Quoted prices (unadjusted) in active markets that are accessible at the measurement date for identical assets and liabilities. The fair value hierarchy gives the highest priority to Level 1 inputs.
- *Level 2:* Observable prices that are based on inputs not quoted on active markets but corroborated by market data.
- *Level 3:* Unobservable inputs when there is little or no market data available, thereby requiring an entity to develop its own assumptions. The fair value hierarchy gives the lowest priority to Level 3 inputs.

Pension Plan

The Corporation sponsors a frozen defined benefit pension plan. The Corporation recognizes the overfunded and underfunded status of the defined benefit pension plan in its balance sheets. Changes in the funded status are recorded in the year in which the changes occurred in the statements of operations and changes in net assets. Components of the net periodic pension cost other than service cost are reported in investment and other nonoperating income. See Note 10 for additional information.

Subsequent Events

In preparing these financial statements, the Corporation has evaluated events and transactions for potential recognition or disclosure through December 10, 2025, the date the financial statements were issued.

Prior Year Reclassifications

Certain reclassifications have been made to the fiscal year 2024 financial statements to conform to the fiscal year 2025 presentation. These reclassifications had no impact on the change in net assets in the accompanying financial statements.

Recently Adopted Accounting Pronouncement

In July 2025, the FASB issued ASU No. 2025-05, *Financial Instruments - Credit Losses (Topic 326): Measurement of Credit Losses for Accounts Receivable and Contract Assets*, which provides entities with a practical expedient and accounting policy election when estimating expected credit losses for current accounts receivable and current contract assets arising from transactions accounted for under FASB ASC 606 on revenue from contracts with customers. The Corporation prospectively adopted the practical expedient and accounting policy election for fiscal year 2025.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

2. Net Patient Service Revenue

Net patient service revenue is reported at the amount that reflects the consideration to which the Corporation expects to be entitled in exchange for providing patient care. These amounts are due from patients, third-party payors (including health insurers and government programs), and others and includes variable consideration for retroactive revenue adjustments due to settlement of audits, reviews, and investigations. Generally, the Corporation bills the patients and third-party payors several days after the services are performed and/or the patient is discharged from the facility. Revenue is recognized as performance obligations are satisfied.

Performance obligations are determined based on the nature of the services provided by the Corporation. Revenue for performance obligations satisfied over time is recognized based on actual charges incurred in relation to total expected (or actual) charges. The Corporation believes that this method provides a faithful depiction of the transfer of services over the term of the performance obligation based on the inputs needed to satisfy the obligation. Generally, performance obligations satisfied over time relate to patient services.

The Corporation measures the performance obligation from admission into the hospital to the point when it is no longer required to provide services to that patient, which is generally at the time of discharge. These services are considered to be a single performance obligation and have a duration of less than one year. Revenue for performance obligations satisfied at a point in time is recognized when services are provided and the Corporation does not believe it is required to provide additional services to the patient.

Because all of its performance obligations relate to contracts with a duration of less than one year, the Corporation has elected to apply the optional exemption provided in FASB ASC 606-10-50-14(a) and, therefore, is not required to disclose the aggregate amount of the transaction price allocated to performance obligations that are unsatisfied or partially unsatisfied at the end of the reporting period. The unsatisfied or partially unsatisfied performance obligations referred to above are primarily related to inpatient acute care services at the end of the reporting period. The performance obligations for these contracts are generally completed when the patients are discharged, which generally occurs within days or weeks of the end of the reporting period.

The Corporation is utilizing the portfolio approach practical expedient in ASC 606 for contracts related to net patient service revenue. The Corporation accounts for the contracts within each portfolio as a collective group, rather than individual contracts, based on the payment pattern expected in each portfolio category and the similar nature and characteristics of the patients within each portfolio. As a result, the Corporation has concluded that revenue for a given portfolio would not be materially different than if accounting for revenue on a contract by contract basis.

The Corporation has arrangements with third-party payors that provide for payments to the Corporation at amounts different from its established rates. For uninsured patients that do not qualify for charity care, the Corporation recognizes revenue on the basis of its standard rates, subject to certain discounts and implicit price concessions as determined by the Corporation.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

2. Net Patient Service Revenue, Continued

The Corporation determines the transaction price based on standard charges for services provided, reduced by contractual adjustments provided to third-party payors, discounts provided to uninsured patients in accordance with the Corporation's policy, and implicit price concessions provided to uninsured patients. Implicit price concessions represent the difference between amounts billed and the estimated consideration the Corporation expects to receive from patients, which are determined based on historical collection experience, current market conditions, and other factors. The Corporation determines its estimates of contractual adjustments and discounts based on contractual agreements, discount policies, and historical experience.

Agreements with third-party payors typically provide for payments at amounts less than established charges. A summary of the payment arrangements with major third-party payors follows:

- Medicare

Inpatient acute care, rehabilitation, and psychiatric services and outpatient services rendered to Medicare program beneficiaries are paid at prospectively determined rates. These rates vary according to a patient classification system that is based on clinical, diagnostic, and other factors.

The Corporation is reimbursed for certain reimbursable items at a tentative rate with final settlement determined after submission of annual cost reports by the Corporation and audits thereof by the Medicare Administrative Contractor (MAC). The Corporation's classification of patients under the Medicare program and the appropriateness of their admission are subject to an independent review by a peer review organization under contract with the Corporation. The Corporation's Medicare cost reports have been audited by the MAC through July 31, 2019.

- Medicaid

Inpatient acute care services rendered to Medicaid program beneficiaries are paid at a prospectively determined rate per admission. These rates vary according to a patient classification system that is based on clinical, diagnostic and other factors.

Outpatient services rendered to Medicaid program beneficiaries are reimbursed under a cost reimbursement methodology. The Corporation is reimbursed at a tentative rate with final settlement determined after submission of annual cost reports by the Corporation and audits thereof by the Medicaid fiscal intermediary. The Corporation's Medicaid cost reports have been audited by the Medicaid fiscal intermediary through July 31, 2022.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

2. Net Patient Service Revenue, Continued

- Medicaid, Continued

The Corporation has also entered into contracts with certain managed care organizations to receive reimbursement for providing services to selected enrolled Medicaid beneficiaries. Payment arrangements with these managed care organizations consist primarily of prospectively determined rates per discharge, discounts from established charges, or prospectively determined per diems.

The Corporation participates in the Georgia Indigent Care Trust Fund (ICTF) Program. The Corporation receives ICTF payments for treating a disproportionate number of Medicaid and other indigent patients. ICTF payments are based on the Corporation's estimated uncompensated cost of services to Medicaid and uninsured patients. Due to the level of other Medicaid supplemental funding received as described in the following paragraphs, the Corporation was not allocated ICTF funds by the Georgia Department of Community Health during 2025 and 2024.

The Medicare, Medicaid and SCHIP Benefits Improvement and Protection Act of 2000 (BIPA) provides for payment adjustments to certain facilities based on the Medicaid Upper Payment Limit (UPL). The UPL payment adjustments are based on a measure of the difference between Medicaid payments and the amount that could be paid based on Medicare payment principles. The net amount of UPL payment adjustments recognized in net patient service revenue was approximately \$8,689,000 and \$5,823,000 for the years ended July 31, 2025 and 2024, respectively.

The Corporation also participates in the Medicaid Managed Care Directed Payment Programs, which are supplemental payment programs for hospitals and providers through the Georgia Department of Community Health. As a result of this participation, the Corporation recognized revenue of approximately \$7,839,000 and \$10,915,000 for the years ended July 31, 2025 and 2024, respectively.

During 2022, the Georgia Department of Community Health announced final approval of a new state directed payment program - Strengthening the Reinvestment Of a Necessary-workforce in Georgia (GA-STRONG). This is a supplemental payment program intended to support the retention of Georgia's existing workforce and development of the next generation of healthcare providers. As a result of participation in the GA-STRONG program, the Corporation recognized revenue of approximately \$6,741,000 and \$39,657,000 for the years ended July 31, 2025 and 2024, respectively.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

2. Net Patient Service Revenue, Continued

- Medicaid, Continued

During 2022, the Georgia Department of Community Health announced final approval of a new stated directed payment program - Georgia's Advancing Innovation to Deliver Equity (GA-AIDE). This is a supplemental payment program intended to improve health outcomes by supporting preventative care, chronic disease management, children's and women's health, and addressing health equity through increased Medicaid funding to support eligible safety-net providers. As a result of participation in the GA-AIDE program, the Corporation recognized revenue of approximately \$59,167,000 and \$0 for the years ended July 31, 2025 and 2024, respectively.

During 2010, the state of Georgia enacted legislation known as the Provider Payment Agreement Act (Act) whereby hospitals in the state of Georgia are assessed a "provider payment" in the amount of 1.45% of their net patient revenue. The Act became effective July 1, 2010, the beginning of state fiscal year 2011. The provider payments are due on a quarterly basis to the Department of Community Health. The payments are to be used for the sole purpose of obtaining federal financial participation of medical assistance payments to providers on behalf of Medicaid recipients. The provider payment will result in an increase in the hospital payments on Medicaid services of 11.88%. Approximately \$8,287,000 and \$8,207,000 relating to the Act is included in medical supplies and other in the accompanying statements of operations and changes in net assets for the years ended July 31, 2025 and 2024, respectively.

- Other Arrangements

The Corporation has also entered into payment arrangements with certain commercial insurance carriers, health maintenance organizations, and preferred provider organizations. The basis for payment to the Corporation under these arrangements includes prospectively determined rates per discharge, discounts from established charges, and prospectively determined daily rates.

- Uninsured Patients

The Corporation maintains its Financial Assistance Policy (FAP) in accordance with Internal Revenue Code Section 501(r). Based on the FAP, following a determination of financial assistance eligibility, patients who are eligible individuals will not be charged more for emergency or other medically necessary care than the Amounts Generally Billed (AGB) for individuals who have insurance coverage. The minimum percentage discount to be applied to FAP eligible individuals shall be calculated on an annual basis. AGB is determined by dividing the sum of claims paid the previous fiscal year by Medicare fee-for-service and all private health insurance, including payments received from beneficiaries and insured patients, by the sum of the associated gross charges for those claims.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

2. Net Patient Service Revenue, Continued

Laws and regulations concerning government programs, including Medicare and Medicaid, are complex and subject to varying interpretation. As a result of investigations by governmental agencies, various health care organizations have received requests for information and notices regarding alleged noncompliance with those laws and regulations, which, in some instances, have resulted in organizations entering into significant settlement agreements. Compliance with such laws and regulations may also be subject to future government review and interpretation as well as significant regulatory action, including fines, penalties, and potential exclusion from the related programs. There can be no assurance that regulatory authorities will not challenge the Corporation's compliance with these laws and regulations, and it is not possible to determine the impact (if any) such claims or penalties would have upon the Corporation. In addition, the contracts the Corporation has with commercial payors also provide for retroactive audit and review of claims.

Settlements with third-party payors for retroactive adjustments due to audits, reviews or investigations are considered variable consideration and are included in the determination of the estimated transaction price for providing patient care. These settlements are estimated based on the terms of the payment agreement with the payor, correspondence from the payor and the Corporation's historical settlement activity, including an assessment to ensure that it is probable that a significant reversal in the amount of cumulative revenue recognized will not occur when the uncertainty associated with the retroactive adjustment is subsequently resolved. Estimated settlements are adjusted in future periods as adjustments become known (that is, new information becomes available), or as years are settled or are no longer subject to such audits, reviews, and investigations. Adjustments arising from a change in the transaction price, were not significant in 2025 or 2024.

Generally patients who are covered by third-party payors are responsible for related deductibles and coinsurance, which vary in amount. The Corporation also provides services to uninsured patients, and offers those uninsured patients a discount, either by policy or law, from standard charges. The Corporation estimates the transaction price for patients with deductibles and coinsurance and from those who are uninsured based on historical experience and current market conditions. The initial estimate of the transaction price is determined by reducing the standard charge by any contractual adjustments, discounts, and implicit price concessions. Subsequent changes to the estimate of the transaction price are generally recorded as adjustments to patient service revenue in the period of the change. Adjustments arising from a change in the transaction price were not significant for the years ending July 31, 2025 and 2024. Subsequent changes that are determined to be the result of an adverse change in the patient's ability to pay based on current or future estimated credit losses (determined on a portfolio basis when applicable) are recorded as credit loss expense. Credit loss expense for the years ended July 31, 2025 and 2024 was not significant.

Consistent with the Corporation's mission, care is provided to patients regardless of their ability to pay. Therefore, the Corporation has determined it has provided implicit price concessions to uninsured patients and patients with other uninsured balances (for example, copays and deductibles).

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

2. Net Patient Service Revenue, Continued

Patients who meet the Corporation’s criteria for charity care are provided care without charge or at amounts less than established rates. Such amounts determined to qualify as charity care are not reported as revenue.

Net patient service revenue by major payor source for the years ended July 31, 2025 and 2024 is as follows:

(Dollars in Thousands)					
Net Patient Service Revenue					
	<u>Medicare</u>	<u>Medicaid</u>	<u>Third-Party Payors</u>	<u>Self-Pay</u>	<u>Total All Payors</u>
2025	\$ 288,193	\$ 115,569	\$ 402,046	\$ 7,270	\$ 813,078
2024	\$ 294,810	\$ 107,036	\$ 333,596	\$ 5,651	\$ 741,093

Net patient service revenue by facility, line of business, and timing of revenue recognition for the years ended July 31, 2025 and 2024 is as follows:

(Dollars in Thousands)		
	<u>2025</u>	<u>2024</u>
Service lines:		
Hospital	\$ 773,713	\$ 702,508
Home health	4,824	5,347
Hospice	6,499	6,117
Physician practice	<u>28,042</u>	<u>27,121</u>
Timing of revenue recognition:		
Services transferred over time	<u>\$ 813,078</u>	<u>\$ 741,093</u>

Hospital net patient service revenue includes a variety of services mainly covering inpatient acute care services requiring overnight stays, outpatient procedures that require anesthesia or use of the Corporation’s diagnostic and surgical equipment, and emergency care services. Performance obligations for the hospital, home health, hospice, and physician practice are satisfied over time as the patient simultaneously receives and consumes the benefits the Corporation performs. Requirements to recognize revenue for inpatient services are generally satisfied over periods that average approximately five days and for outpatient services are generally satisfied over a period of less than one day. Retail and employee pharmacy, cafeteria, gift shop, and other point-of-sale performance obligations are satisfied at a point in time when the goods are provided. These revenues are recorded in other revenue on the statements of operations and changes in net assets.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

2. Net Patient Service Revenue, Continued

The Corporation has elected the practical expedient allowed under FASB ASC 606-10-32-18 and does not adjust the promised amount of consideration from patients and third-party payors for the effects of a significant financing component due to the Corporation’s expectation that the period between the time the service is provided to a patient and the time that the patient or a third-party payor pays for that service will be one year or less. However, the Corporation does, in certain instances, enter into payment agreements with patients that allow payments in excess of one year. For those cases, the financing component is not deemed to be significant to the contract.

The Corporation has applied the practical expedient provided by FASB ASC 340-40-25-4 and all incremental customer contract acquisition costs are expensed as they are incurred as the amortization period of the asset that the Corporation otherwise would have recognized is one year or less in duration.

3. Uncompensated Services

The Corporation was compensated for services at amounts less than its established rates. Net patient service revenue includes amounts, representing the transaction price, based on standard charges reduced by variable considerations such as contractual adjustments, discounts, and implicit price concessions. Charges for uncompensated services for 2025 and 2024 were approximately \$1,755,211,000 and \$1,645,780,000, respectively.

Uncompensated care includes charity and indigent care services of approximately \$163,172,000 and \$150,576,000 in 2025 and 2024, respectively. The cost of charity and indigent care services provided during 2025 and 2024 was approximately \$53,627,000 and \$49,194,000, respectively, computed by applying a total cost factor to the charges foregone.

The following is a summary of uncompensated services and a reconciliation of gross patient charges to net patient service revenue for 2025 and 2024.

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
Gross patient charges	<u>\$ 2,568,289</u>	<u>\$ 2,386,873</u>
Uncompensated services:		
Charity and indigent care	163,172	150,576
Medicare	934,931	863,584
Medicaid	215,733	217,064
Other third-party payors	428,695	367,344
Price concessions	<u>12,680</u>	<u>47,212</u>
Total uncompensated care	<u>1,755,211</u>	<u>1,645,780</u>
Net patient service revenue	<u>\$ 813,078</u>	<u>\$ 741,093</u>

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

4. Investments

Assets Limited as to Use

The composition of assets limited as to use at July 31, 2025 and 2024 is set forth in the following table. See Note 18 for valuation methodologies.

	(Dollars in Thousands)	
	<u>2025</u>	<u>2024</u>
By board for capital improvements:		
Certificates of deposit	\$ 404	\$ 396
Held by trustee:		
Money market funds	<u>-</u>	<u>25</u>
Total assets limited as to use	<u>\$ 404</u>	<u>\$ 421</u>

Interest income for cash and cash equivalents and assets limited as to use are recorded in investment and other nonoperating income on the statements of operations and changes in net assets.

5. Property and Equipment, Net

A summary of property and equipment, net at July 31, 2025 and 2024 follows:

	(Dollars in Thousands)	
	<u>2025</u>	<u>2024</u>
Land	\$ 11,791	\$ 11,931
Land improvements	5,175	4,854
Building	527,327	365,111
Equipment	496,277	465,152
Finance lease right-of-use assets	<u>4,814</u>	<u>6,030</u>
	1,045,384	853,078
Less: accumulated depreciation	<u>613,186</u>	<u>581,352</u>
	432,198	271,726
Construction in progress	<u>34,807</u>	<u>148,971</u>
Property and equipment, net	<u>\$ 467,005</u>	<u>\$ 420,697</u>

Depreciation expense for the years ended July 31, 2025 and 2024 amounted to approximately \$32,432,000 and \$28,222,000, respectively.

Amortization expense on finance lease right-of-use assets for the years ended July 31, 2025 and 2024 amounted to approximately \$1,946,000 and \$2,002,000, respectively.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

5. Property and Equipment, Net, Continued

Construction contracts exist for various projects at year end with a total commitment of approximately \$65,044,000. At July 31, 2025, the remaining commitment on these contracts approximated \$37,229,000.

6. Goodwill

A summary of goodwill at July 31, 2025 and 2024 follows:

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
Goodwill	\$ 124,778	\$ 124,778
Other assets	<u>244</u>	<u>14</u>
Total goodwill and other assets	<u>\$ 125,022</u>	<u>\$ 124,792</u>

Goodwill is related to the Corporation’s purchase of health care clinics and lease of Palmyra, formerly purchased by the Authority. The goodwill is evaluated annually for impairment.

The changes in the carrying amount of goodwill for the years ended July 31, 2025 and 2024, are as follows:

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
Balance at beginning of year:		
Goodwill	\$ 168,707	\$ 168,707
Accumulated impairment losses	<u>(43,929)</u>	<u>(43,929)</u>
	124,778	124,778
Goodwill acquired during the year	-	-
Impairment losses	-	-
Disposal of goodwill	<u>-</u>	<u>-</u>
Balance at end of year:		
Goodwill	168,707	168,707
Accumulated impairment losses	<u>(43,929)</u>	<u>(43,929)</u>
Total	<u>\$ 124,778</u>	<u>\$ 124,778</u>

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

7. Long-Term Debt

Long-term debt consists of the following:

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
2012 Series Revenue Anticipation Certificates, payable in varying annual amounts from \$1,385,000 to \$16,285,000 in 2043; bearing interest at fixed rates from 3.00% to 5.00%.	\$ 83,925	\$ 85,185
2022A Revenue Anticipation Certificates, payable in varying annual amounts from \$5,250,000 to \$16,775,000; bearing interest at a fixed rate of 5.00%.	140,655	146,320
2022B Revenue Anticipation Certificates, payable in varying annual amounts from \$5,000 to \$14,205,000 in 2052; bearing interest at a variable rate based on a percentage of term SOFR plus a credit spread.	97,805	97,805
Finance lease liabilities (<i>Note 21</i>)	<u>5,440</u>	<u>6,671</u>
	327,825	335,981
Less: unamortized debt issuance cost	2,020	2,122
Less: current portion	9,509	9,276
Less: unamortized discount	1,311	1,407
Add: unamortized premium	<u>4,881</u>	<u>5,365</u>
Long-term debt, net of current portion	<u>\$ 319,866</u>	<u>\$ 328,541</u>

The Series 2012 Revenue Certificates were issued on December 1, 2012 for the purposes of financing the costs of making certain additions, extensions, and capital improvements to its health care system. The Series 2012 Revenue Certificates bear interest at fixed rates from 3.00% to 5.00%.

The Series 2022A Refunding Revenue Certificates were issued on December 1, 2022 in the amount of \$151,765,000 for the purpose of refunding all of the Series 2018A and 2018B Refunding Revenue Certificates. The Series 2022A Certificates mature serially on each September 1st in 2024 through 2039 and 2043 and 2044 and bear interest at a fixed rate of 5.00% per annum.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

7. Long-Term Debt, Continued

The Series 2022B Revenue Certificates were issued on December 22, 2022 in the amount of \$97,805,000 for the purpose of financing cost of certain capital expenditures for Phoebe Putney Memorial Hospital, Inc. The Series 2022B Certificates will mature on March 1, 2052, are subject to mandatory sinking fund redemption on each March 1st in 2026 through 2051 and are subject to mandatory purchase on March 1, 2037. The Series 2022B Certificates bear interest at a variable rate reset monthly equal to a percentage of term SOFR plus a credit spread. The Corporation may convert the interest rate upon compliance with terms and provisions or the related indenture.

Under the terms of the 2022B Certificate Indentures, the Corporation is required to maintain certain deposits with a trustee. Such deposits are included with assets limited as to use in the balance sheet.

Series 2012, 2022A and 2022B Revenue Certificates are secured by all receipts of, and revenue, income and money derived from the Corporation’s operation of the Hospital premises.

The outstanding notes securing the Series 2012, 2022A and 2022B Revenue Certificates were issued pursuant to the Master Trust Indenture dated as of March 1, 2002, as amended, among the Corporation, Phoebe Putney Memorial Hospital, Inc. and U.S. Bank Trust Company, National Association (formerly U.S. Bank, National Association), as master trustee. Under the terms of the Master Trust Indenture, the Corporation is limited on the incurrence of additional borrowings and requires that the Corporation satisfy certain measures of financial performance as long as the notes are outstanding.

Scheduled principal repayments on long-term debt (excluding finance lease liabilities) for the next five years are as follows:

(Dollars in Thousands)				
<u>Year</u>	<u>2012</u>	<u>2022A</u>	<u>2022B</u>	<u>Total</u>
2026	\$ 1,385	\$ 5,895	\$ 150	\$ 7,430
2027	1,530	6,120	155	7,805
2028	1,670	6,360	155	8,185
2029	1,845	6,580	170	8,595
2030	2,010	6,830	170	9,010
Thereafter	<u>75,485</u>	<u>108,870</u>	<u>97,005</u>	<u>281,360</u>
Total	<u>\$ 83,925</u>	<u>\$ 140,655</u>	<u>\$ 97,805</u>	<u>\$ 322,385</u>

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

8. Derivative Financial Instruments

The Corporation entered into fixed pay and constant maturity swaps to effectively swap variable interest rates to fixed interest rates thus reducing the impact of interest rate changes on future interest expense. The fair market value of the swaps is reported in noncurrent assets (liabilities) on the balance sheet. The critical terms of the swaps are as follows:

(Dollars in Thousands)

Constant Maturity LIBOR Swap - Non-Hedge

	<u>2025</u>	<u>2024</u>
Notional amount	\$ 23,025	\$ 24,763
Fair market value	\$ 252	\$ (82)
Life remaining	7 Years	8 Years

Constant Maturity LIBOR Swap - Non-Hedge

	<u>2025</u>	<u>2024</u>
Notional amount	\$ 23,025	\$ 24,763
Fair market value	\$ 228	\$ (101)
Life remaining	7 Years	8 Years

The swaps were issued at market terms so that they had no fair value at their inception. The carrying amount of the swaps has been adjusted to fair value at the end of the year which, because of changes in forecasted levels of the LIBOR, resulted in reporting an asset at July 31, 2025 and a liability at July 31, 2024. The Corporation deemed the capacity to perform on the part of the derivative counterparty to be of little or no concern; and no adjustment was applied to standard market valuation practices.

Effective March 27, 2024, three of the Corporation’s fixed pay swaps were terminated and paid in full. The swap results are included in excess revenues. For the years ending July 31, 2025 and 2024, the swap earnings resulted in a gain of approximately \$663,000 and \$1,113,000, respectively.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

9. Net Assets With Donor Restrictions

A summary of the net assets with donor restrictions at July 31, 2025 and 2024 follows:

	(Dollars in Thousands)	
	<u>2025</u>	<u>2024</u>
Net assets with donor restrictions that are subject to expenditure for a specified purpose	\$ <u>9,783</u>	\$ <u>12,364</u>
Net assets with donor restrictions that are perpetual in nature	\$ <u>2,024</u>	\$ <u>2,024</u>

10. Pension Plan

The Corporation has a defined benefit pension plan covering all full-time regular employees working 1,000 hours or more in a twelve-month period with an employment date before December 31, 2006. The plan provides benefits that are based upon earnings and years of service. The Corporation’s funding policy is to make the minimum annual contribution required by applicable regulations. Contributions are intended to provide not only for benefits attributed to service to date, but also for those expected to be earned in the future.

The measurement dates were July 31, 2025 and 2024. The Corporation issues a publicly available financial report that includes financial statements and required supplementary information for the Retirement Plan for Employees of Phoebe Putney Health System, Inc. That report may be obtained by contacting the management of the Corporation.

Effective December 31, 2014, the Corporation amended the pension plan to freeze all benefit accruals except for participants whose combined age and credited service equaled or exceeded 70 by the effective date. On July 28, 2016, the Corporation executed an amendment to permit vested terminated participants with an accrued benefit of \$150,000 or less to make an election during the period September 2, 2016 through November 1, 2016 to receive a lump sum distribution. This amendment was effective December 1, 2016 and eligibility was based on the benefit accruals as of December 1, 2016. Such distributions were made during the period December 1, 2016 through December 31, 2016. Effective December 31, 2016, the Corporation amended the pension plan to freeze all benefit accruals for all remaining participants. On November 16, 2017, the Corporation purchased annuity contracts totaling approximately \$5,373,000 to settle a portion of the pension obligations, as part of a small benefit annuity lift out plan.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

10. Pension Plan, Continued

The following table sets forth the defined benefit pension plan funded status and amounts recognized in the financial statements at July 31, 2025 and 2024:

	(Dollars in Thousands)	
	<u>2025</u>	<u>2024</u>
Plan assets at fair value at July 31	\$ 248,974	\$ 257,687
Projected benefit obligation at July 31	<u>233,885</u>	<u>246,128</u>
Funded status	<u>\$ 15,089</u>	<u>\$ 11,559</u>
Amounts recognized in the balance sheets consist of:		
Noncurrent assets	<u>\$ 15,089</u>	<u>\$ 11,559</u>
Amounts recognized in net assets without donor restrictions:		
Net actuarial loss	<u>\$ (50,705)</u>	<u>\$ (51,041)</u>
Deferred pension cost	<u>\$ (50,705)</u>	<u>\$ (51,041)</u>
Weighted-average assumptions used to determine pension benefit obligations:		
Discount rate	5.61%	5.28%
Rate of compensation increase	N/A	N/A
Weighted-average assumptions used to determine net periodic benefit cost:		
Discount rate	5.28%	5.22%
Expected long-term return on plan assets	6.50%	6.50%
Rate of compensation increase	N/A	N/A

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

10. Pension Plan, Continued

Mortality table assumptions used to determine pension benefit obligations were PRI2012 Employee and Healthy Annuitant Mortality Tables with Fully Generational Projections using MP2021 with Aon’s Endemic Adjustment for 2025 and 2024.

The Corporation’s expected rate of return on plan assets is determined by the plan assets’ historical long-term investment performance, current asset allocation, and estimates of future long-term returns by asset class.

The following table sets forth the components of net periodic cost and other amounts recognized in net assets without donor restrictions for the years ended July 31, 2025 and 2024:

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
Interest cost	\$ 12,131	\$ 12,890
Expected return on plan assets	(16,283)	(14,614)
Amortization of recognized net actuarial loss	<u>959</u>	<u>1,675</u>
Net periodic benefit cost (income)	<u>(3,193)</u>	<u>(49)</u>
Other changes in plan assets and benefit obligations recognized in net assets without donor restrictions:		
Net actuarial (gain) loss	622	(13,474)
Amortization of net actuarial loss	<u>(959)</u>	<u>(1,675)</u>
Total recognized in net assets without donor restrictions	<u>(337)</u>	<u>(15,149)</u>
Total recognized in net periodic benefit cost and net assets without donor restrictions	<u>\$ (3,530)</u>	<u>\$ (15,198)</u>

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

10. Pension Plan, Continued

The change in projected benefit obligation for the defined benefit pension plan for the years ended July 31, 2025 and 2024 included the following components:

	(Dollars in Thousands)	
	<u>2025</u>	<u>2024</u>
Projected benefit obligation, beginning of year	\$ 246,128	\$ 255,077
Interest cost	12,131	12,890
Actuarial gain	(11,328)	(3,249)
Benefits paid	<u>(13,046)</u>	<u>(18,590)</u>
 Projected benefit obligation, end of year	 <u>\$ 233,885</u>	 <u>\$ 246,128</u>
 Accumulated benefit obligation	 <u>\$ 233,885</u>	 <u>\$ 246,128</u>

The change in fair value of plan assets for the years ended July 31, 2025 and 2024 included the following components:

	(Dollars in Thousands)	
	<u>2025</u>	<u>2024</u>
Plan assets at fair value, beginning of year	\$ 257,687	\$ 231,738
Actual return on assets	4,333	24,839
Employer contributions	-	19,700
Benefits paid	<u>(13,046)</u>	<u>(18,590)</u>
 Plan assets at fair value, end of year	 <u>\$ 248,974</u>	 <u>\$ 257,687</u>

Effective July 1, 2024, the Corporation made a \$19,700,000 voluntary contribution to the Retirement Plan for Employees of Phoebe Putney Health System, Inc. The voluntary contribution applied to plan year 2023.

The Corporation does not anticipate making a contribution during fiscal year 2026.

Actuarial gains related to changes in the benefit obligation of the defined benefit pension plan were approximately \$11,328,000 and \$3,249,000 in 2025 and 2024, respectively. Significant components of gains impacting this obligation include changes in the discount rate and data updates.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

10. Pension Plan, Continued

Estimated Future Benefit Payments

The following benefit payments are expected to be paid:

<u>Year Ending July 31</u>	<u>(Dollars in Thousands)</u>
	<u>Pension Benefits</u>
2026	\$ 15,027
2027	\$ 15,552
2028	\$ 15,983
2029	\$ 16,341
2030	\$ 16,642
2031 - 2035	\$ 85,530

The expected benefits to be paid are based on the same assumptions used to measure the Corporation’s benefit obligation at July 31, 2025.

Plan Assets

The composition of plan assets at July 31, 2025 and 2024 is as follows:

	<u>Target Allocations</u>		<u>Plan Assets</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
Asset category:				
Global equities	17%	18%	19%	35%
Hedge funds	8%	10%	8%	11%
Real assets	0%	2%	0%	0%
Liability-hedging assets	<u>75%</u>	<u>70%</u>	<u>73%</u>	<u>54%</u>
Total	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

The Corporation's investment strategy is to manage the portfolio to preserve principal and liquidity while maximizing the return on the investment portfolio through the full investment of available funds. The portfolio is diversified by investing in multiple types of investment-grade securities. The investment policy requires assets of the plan to be primarily invested in securities with at least an investment grade rating to minimize interest rate and credit risk. The plan assets are long-term in nature and are intended to generate returns while preserving capital.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

10. Pension Plan, Continued

Plan Assets, Continued

Pension assets are invested in various classes as summarized in the table below for 2025 and 2024. The allocation between different investment vehicles is determined by the Corporation, based on current market conditions, short-term and long-term market outlooks, and cash needs for distributions and plan expenses. Assumptions for expected returns on plan assets are based on historical performance, long-term market outlook, and a diversified investment approach designed to provide steady, consistent returns that minimize market fluctuations. The Corporation utilizes the services of a professional investment advisor in the selection of individual fund managers. The investment advisor tracks the performance of each fund manager and makes recommendations for redistributions, as needed, to comply with targeted allocations or to replace underperforming funds.

The Corporation attempts to mitigate investment risk by rebalancing between investment classes as the Corporation's contributions and monthly benefit payments are made. Although changes in interest rates may affect the fair value of a portion of the investment portfolio and cause unrealized gains and losses, such gains or losses would not be realized unless the investments are sold.

Beginning in 2025, the Corporation began utilizing futures contracts to manage market exposure. Upon entering a futures contract, the Corporation is required to deposit, either in cash or securities, an amount equal to a certain percentage of the notional value of the contract. Pursuant to the futures contract, the Corporation agrees to receive from, or pay to, the broker an amount of cash equal to the fluctuation in the value of the futures contract. Such receipts or payments are known as variation margin and are included as unrealized gains (losses) in investment and other nonoperating income in the statement of operations and changes in net assets.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

10. Pension Plan, Continued

Plan Assets, Continued

The fair values of the Corporation’s pension plan assets at July 31, 2025 and 2024, by asset category are as follows:

(Dollars in Thousands)				
Fair Value Measurements at July 31, 2025				
<u>Asset Category</u>	<u>Total</u>	<u>(Level 1)</u>	<u>(Level 2)</u>	<u>(Level 3)</u>
Money market funds	\$ 11,485	\$ 4,770	\$ 6,715	\$ -
Equity securities	20,649	-	20,649	-
Government debt securities	<u>44,029</u>	<u>44,029</u>	<u>-</u>	<u>-</u>
Total assets in fair value hierarchy	76,163	<u>\$ 48,799</u>	<u>\$ 27,364</u>	<u>\$ -</u>
Investments measured at net asset value	<u>172,811</u>			
Total assets at fair value	<u>\$ 248,974</u>			
Fair Value Measurements at July 31, 2024				
<u>Asset Category</u>	<u>Total</u>	<u>(Level 1)</u>	<u>(Level 2)</u>	<u>(Level 3)</u>
Money market funds	\$ 52,712	\$ 3,139	\$ 49,573	\$ -
Equity securities	-	-	-	-
Government debt securities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total assets in fair value hierarchy	52,712	<u>\$ 3,139</u>	<u>\$ 49,573</u>	<u>\$ -</u>
Investments measured at net asset value	<u>204,975</u>			
Total assets at fair value	<u>\$ 257,687</u>			

Equity securities and government debt securities above represent collateral held for futures contracts.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

10. Pension Plan, Continued

Plan Assets, Continued

The following table sets forth additional information for assets valued at NAV as a practical expedient:

as of July 31, 2025				
(Dollars in Thousands)				
	<u>Fair Value</u>	<u>Unfunded Commitments</u>	<u>Restrictions on Redemption Frequency</u>	<u>Redemption Notice Period</u>
Mutual funds - index funds	\$ 109,028	None	Daily	15 Days
Alternative investments:				
Credit opportunities	\$ 2,638	\$ 882	Calendar Quarterly	None - 70 Days
Multi-strategy	\$ 8,663	None	Monthly - Calendar Quarterly	60 - 90 Days
Equity securities	\$ 50,305	\$ 344	None - Calendar Quarterly	None - 62 Days
Other	\$ 2,177	None	Monthly	3 Business Days
as of July 31, 2024				
(Dollars in Thousands)				
	<u>Fair Value</u>	<u>Unfunded Commitments</u>	<u>Restrictions on Redemption Frequency</u>	<u>Redemption Notice Period</u>
Mutual funds - index funds	\$ 110,921	None	Daily	2 - 15 Days
Alternative investments:				
Credit opportunities	\$ 4,925	None	Annually	None - 90 Days
Multi-strategy	\$ 18,209	None	Monthly - Calendar Quarterly	45 - 90 Days
Equity securities	\$ 68,874	\$ 344	None - Annually	None - 62 Days
Other	\$ 2,046	None	Monthly	3 Business Days

Financial assets valued using Level 1 inputs are based on unadjusted quoted market prices within active markets. Financial assets valued using Level 2 inputs are based primarily on quoted prices for similar investments in active or inactive markets. Financial assets using Level 3 inputs were primarily valued using management's assumptions about the assumptions market participants would utilize in pricing the asset or liability. Valuation techniques utilized to determine fair value are consistently applied. See Note 18 for valuation methodologies.

Defined Contribution Plan

The Corporation maintains defined contribution plans covering substantially all eligible employees. Employees may deposit a portion of their earnings for each pay period on a pre-tax basis and the Corporation matches 50% of each participant's voluntary contributions up to a maximum of 6% of the employee's annual salary. At its discretion, the Corporation may make additional contributions to the Plan. Matching and discretionary contribution expenses for the years ended July 31, 2025 and 2024 totaled approximately \$3,628,000 and \$3,482,000, respectively.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

11. Employee Health Insurance

The Corporation has a self-insurance plan under which a third-party administrator processes and pays claims. The Corporation reimburses the third-party administrator for claims incurred and paid. In addition, the Corporation participates in a shared group financing layer agreement with other Georgia hospitals through a program offered by Georgia ADS, LLC. The program is designed to provide for the financing and payment of covered claims. The parameters of the program include covered claims between \$225,000 and \$850,000. Each participant in the program is responsible for a portion of the shared claims based on their percentage of the total claims for the group. Additional insurance has been obtained to provide coverage for claims exceeding \$850,000. Total expenses related to this plan were approximately \$27,735,000 and \$24,721,000 for 2025 and 2024, respectively.

12. Malpractice and Other Insurance

Phoebe Putney Indemnity, Ltd. (PPI), located in the Cayman Islands, was incorporated on November 14, 2018 as an exempted company under the Companies Law of the Cayman Islands. PPI is a wholly-owned subsidiary of the System, established to provide general liability, professional liability, personal injury liability, advertising injury liability, contractual liability, and auto physical damage coverage to the System, including the Corporation.

PPI issues a claims-made policy with a per occurrence limit of \$15,000,000 for 2025 and 2024 and no annual aggregate for 2025 and 2024, which is in excess of a per occurrence limit of \$5,000,000 for 2025 and 2024 and no annual aggregate for 2025 and 2024 covering professional and general liabilities, personal injury, advertising injury liability, and contractual liability of the Corporation.

PPI purchases annual excess of loss reinsurance coverage in order to limit its financial exposure to large claims relating to employed physicians and surgeons. Under the per risk coverage, the reinsurer shall pay up to \$600,000 for 2025 and 2024, per loss, per insured, in excess of \$400,000 for 2025 and 2024, per loss, per insured. The maximum amount recoverable for both of these coverages combined shall not exceed 250% for 2025 and 2024 of the maximum subject premium or \$6,000,000, for 2025 and 2024, whichever is greater. Under the excess of limits coverage, the reinsurer shall pay up to \$2,000,000 for 2025 and 2024, per loss, per insured, in excess of \$1,000,000 in 2025 and 2024 per loss, per insured. The maximum amount recoverable for this coverage shall not exceed \$6,000,000 for 2025 and 2024.

PPI has purchased excess limits coverage through a second policy. Under this coverage, the reinsurer shall pay up to \$4,000,000 for 2025 and 2024 per loss, per insured, in excess of \$3,000,000 for 2025 and 2024 per loss, per insured. The maximum amount recoverable for this coverage shall not exceed \$8,000,000 for 2025 and 2024. For 2025 and 2024, the reinsurance treaty provides for adjustable premiums based on ceded losses up to a stated maximum. Such adjustments are recorded in the period when they become known.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

12. Malpractice and Other Insurance, Continued

The System has also purchased excess liability coverage which includes coverage of the Corporation. The limits of the policy are \$50,000,000 per occurrence and in aggregate in excess of the PPI coverage of \$5,000,000. All of the risk related to this coverage has been ceded to unrelated reinsurers via a contract of reinsurance.

Various claims and assertions have been made against the Corporation in its normal course of providing services. In addition, other claims may be asserted arising from services provided to patients in the past. In the opinion of management, adequate provision has been made for losses which may occur from such asserted and unasserted claims that are not covered by liability insurance.

13. Concentrations of Credit Risk

The Corporation is located in Albany, Georgia. The Corporation grants credit without collateral to its patients, most of whom are residents of Southwest Georgia and are insured under third-party payor agreements. The mix of receivables from patients and third-party payors at July 31, 2025 and 2024 was as follows:

	<u>2025</u>	<u>2024</u>
Medicare	27%	26%
Medicaid	13%	13%
Blue Cross	23%	22%
Commercial	37%	39%
Patients	<u>0%</u>	<u>0%</u>
Total	<u>100%</u>	<u>100%</u>

At July 31, 2025, the Corporation had deposits at major financial institutions which exceeded the \$250,000 Federal Deposit Insurance Corporation limits. Management believes the credit risks related to these deposits is minimal.

14. Related Party Payables

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
Due to Phoebe Putney Health System, Inc.	\$ (143,129)	\$ (109,533)
Due from other related parties	<u>4</u>	<u>61</u>
Net related party payables	<u>\$ (143,125)</u>	<u>\$ (109,472)</u>

The related party transactions that affect the above receivables and payables arise from the sharing of services and costs in the ordinary course of business.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

15. Related Organization

Phoebe Foundation, Inc. (Foundation) was established to raise funds to support the operation of the Corporation. The Foundation’s bylaws provide that all funds raised, except for funds required for the operation of the Foundation, be distributed to or be held for the benefit of the Corporation. The Foundation’s general funds, which represent the Foundation’s undesignated resources, are distributed to the Corporation in amounts and in periods determined by the Foundation’s Board of Directors, who may also restrict the use of general funds for hospital plant replacement or expansion or other specific purposes. Plant replacement and expansion funds, specific-purpose funds, and assets obtained from endowment income of the Foundation are distributed to the Corporation as required to comply with the purposes specified by donors. The Corporation’s interest in the net assets of the Foundation is reported as an other asset in the balance sheets.

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
Assets:		
Cash and cash equivalents	\$ 5,920	\$ 8,833
Investments	17,576	16,126
Other assets	<u>1,309</u>	<u>1,220</u>
Total assets	<u>\$ 24,805</u>	<u>\$ 26,179</u>
Liabilities and net assets:		
Accounts payable	\$ 113	\$ 56
Due to related parties	<u>3</u>	<u>55</u>
Total liabilities	116	111
Net assets	<u>24,689</u>	<u>26,068</u>
Total liabilities and net assets	<u>\$ 24,805</u>	<u>\$ 26,179</u>
Revenue and support	\$ 9,487	\$ 3,292
Expenses	<u>8,285</u>	<u>1,835</u>
Excess of revenue and support (expenses)	1,202	1,457
Restricted contributions	4,131	2,679
Released from restriction to operations	(6,712)	(850)
Net assets, beginning of year	<u>26,068</u>	<u>22,782</u>
Net assets, end of year	<u>\$ 24,689</u>	<u>\$ 26,068</u>

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

16. Functional Expenses

The Corporation provides general health care services to residents within its geographic location. Expenses related to providing these services in 2025 and 2024 are as follows:

	(Dollars in Thousands)		
<u>July 31, 2025</u>	<u>Patient Care Services</u>	<u>General and Administrative</u>	<u>Total</u>
Salaries and wages	\$ 158,313	\$ 33,806	\$ 192,119
Employee health and welfare	46,032	8,724	54,756
Medical supplies and other	255,096	63,118	318,214
Purchased services	179,548	51,422	230,970
Depreciation and amortization	16,436	17,942	34,378
Interest	<u>6,519</u>	<u>7,128</u>	<u>13,647</u>
Total	<u>\$ 661,944</u>	<u>\$ 182,140</u>	<u>\$ 844,084</u>
<u>July 31, 2024</u>			
Salaries and wages	\$ 149,147	\$ 31,692	\$ 180,839
Employee health and welfare	45,771	8,624	54,395
Medical supplies and other	225,206	68,677	293,883
Purchased services	165,619	43,410	209,029
Depreciation and amortization	14,320	15,904	30,224
Interest	<u>5,392</u>	<u>6,038</u>	<u>11,430</u>
Total	<u>\$ 605,455</u>	<u>\$ 174,345</u>	<u>\$ 779,800</u>

The financial statements report certain expense categories that are attributable to more than one health care service or support function. Therefore, these expenses require an allocation on a reasonable basis that is consistently applied. Costs not directly attributable to a function, including depreciation and amortization, interest expense, and other occupancy related costs, are allocated to a function based on a square footage basis. Benefit related expenses are allocated consistent with salaries.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

17. Fair Values of Financial Instruments

The following methods and assumptions were used by the Corporation in estimating the fair value of its financial instruments:

- *Cash and cash equivalents, accounts payable, accrued expenses, and estimated third-party payor settlements:* The carrying amount reported in the balance sheets approximates its fair value due to the short-term nature of these instruments.
- *Assets limited as to use:* Amounts reported in the balance sheets approximate fair value. See Note 18 for fair value measurement disclosures.
- *Derivative financial instruments:* The carrying amount reported in the balance sheets for derivative financial instruments approximates its fair value. See Note 18 for fair value measurement disclosures.
- *Long-term debt:* Fair values of the Corporation's revenue notes are based on current traded value. The carrying amount reported in the balance sheets for debt totals approximately \$325,955,000 and \$333,268,000 at July 31, 2025 and 2024, respectively, with a fair value of approximately \$325,112,000 and \$341,999,000, respectively. Based on inputs used in determining the estimated fair value, the Corporation's long-term debt would be classified as Level 2 in the fair value hierarchy.

18. Fair Value Measurement

Following is a description of the valuation methodologies used for assets and liabilities at fair value. There have been no changes in the methodologies used at July 31, 2025 and 2024.

- *Money market funds and certificates of deposit:* Valued at amortized cost, which approximates fair value.
- *Equity securities:* Certain equity securities are valued at the closing price reported on the active market on which the individual securities are traded. Other equity securities are valued based on quoted prices for similar investments in active or inactive markets or valued using observable market data.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

18. Fair Value Measurement, Continued

- *Mutual funds and alternative investments:* Certain mutual funds are valued at closing price reported on the active market on which the individual securities are traded. Other mutual funds are valued at the net asset value (NAV) of shares held at year end. Certain investments invest in a variety of growth and value assets. Management of the funds has the ability to shift investments as they feel necessary to meet established goals.
- *Government debt securities:* Certain U.S. government securities are valued at the closing price reported in the active market in which the individual security is traded. Other U.S. government securities are based on yields currently available on comparable securities of issuers with similar credit ratings.
- *Open Futures Contracts:* A futures contract is a contractual agreement to make or take delivery of standardized quantity of a specific grade or type of commodity or a financial instrument at a specified future date in accordance with terms specified by a regulated futures exchange. Pursuant to the futures contract, the Corporation agrees to receive from, or pay to, the broker an amount of cash equal to the daily fluctuation in the value of the futures contract. At July 31, 2025, the Corporation held futures contracts totaling \$62,255,000 for long contracts and (\$1,028,000) for short contracts. For 2025, the unrealized gain on these contracts approximates \$553,000.
- *Derivatives:* Valued using forward LIBOR curves. Values are then verified against counterparty mark-to-market valuations.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although management believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

18. Fair Value Measurement, Continued

Fair values of assets and liabilities measured on a recurring basis at July 31, 2025 and 2024 are as follows:

		(Dollars in Thousands)		
		Fair Value Measurements at Reporting Date Using		
		Quoted Prices in Active Markets For Identical Liabilities (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<u>July 31, 2025</u>	<u>Fair Value</u>			
Assets:				
Money market funds	\$ -	\$ -	\$ -	\$ -
Certificates of deposit	404	-	404	-
Derivatives	<u>480</u>	<u>-</u>	<u>480</u>	<u>-</u>
Total assets at fair value	<u>\$ 884</u>	<u>\$ -</u>	<u>\$ 884</u>	<u>\$ -</u>
<u>July 31, 2024</u>				
Assets:				
Money market funds	\$ 25	\$ 25	\$ -	\$ -
Certificates of deposit	<u>396</u>	<u>-</u>	<u>396</u>	<u>-</u>
Total assets at fair value	<u>\$ 421</u>	<u>\$ 25</u>	<u>\$ 396</u>	<u>\$ -</u>
Liabilities:				
Derivatives	<u>\$ 183</u>	<u>\$ -</u>	<u>\$ 183</u>	<u>\$ -</u>

Following is a description of the valuation methodologies used and investment strategies for assets measured using NAV as a practical expedient:

- *Mutual funds - index funds:* The index mutual funds are invested in a variety of large cap domestic companies that are members of the indices. Members of the indices are determined each year during annual reconstruction and enhanced quarterly with the addition of initial public offerings. The index mutual funds have no redemption restrictions with redemption notice requirements ranging from daily to 15 days.
- *Alternative investments:* The objective of the alternative investments is to use leveraged, long, short and derivative positions in both domestic and international markets with the goal of generating high returns while maintaining minimal risk. The alternative investments may be redeemed from a range of daily with daily notice to annually with 90 days' notice. The limits on redemptions vary from none to a 36 month hard lock-up.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

19. Commitments and Contingencies

Compliance Plan

The healthcare industry has been subjected to increased scrutiny from governmental agencies at both the federal and state levels with respect to compliance with regulations. Areas of noncompliance identified at the national level include Medicare and Medicaid, Internal Revenue Service, and other regulations governing the healthcare industry. In addition, the Reform Legislation includes provisions aimed at reducing fraud, waste, and abuse in the healthcare industry. These provisions allocate significant additional resources to federal enforcement agencies and expand the use of private contractors to recover potentially inappropriate Medicare and Medicaid payments. The Corporation has implemented a compliance plan focusing on such issues. There can be no assurance that the Corporation will not be subjected to future investigations with accompanying monetary damages.

Health Care Reform

There has been increasing pressure on Congress and state legislatures to control and reduce the cost of healthcare on the national or at the state level. Legislation has been passed that includes cost controls on healthcare providers, insurance market reforms, delivery system reforms, and various individual and business mandates among other provisions. The costs of these provisions are and will be funded in part by reductions in payments by government programs, including Medicare and Medicaid. There can be no assurance that these changes will not adversely affect the Corporation.

Litigation

The Corporation is involved in litigation and regulatory investigations arising in the course of business. After consultation with legal counsel, management estimates that these matters will be resolved without material adverse effect on the Corporation's future financial position or results from operations. See malpractice insurance disclosures in Note 12.

Other

On May 18, 2017, a group submitted to the Georgia Department of Community Health (DCH) a certificate of need application for a new hospital to be located within the Corporation's service area. On November 15, 2017, DCH granted Lee County Medical Center a certificate of need to build a 60-bed hospital in Lee County, Georgia. As of March 27, 2023, the certificate of need was canceled by DCH. In 2025, Lee County leadership approved a feasibility study for a new proposed hospital, represented to be a 50 bed, full-service acute care hospital with 6 operating rooms, and a level IV trauma center designation. As of May 13, 2025, DCH issued a determination that the proposed hospital is not subject to certificate of need review. The timing of the feasibility study remains unknown. No consideration has been given in the financial statements to the proposed Lee County Medical Center.

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

20. Liquidity and Availability

As of July 31, 2025 and 2024, the Corporation has working capital of approximately \$261,336,000 and \$214,380,000 and average days (based on normal expenditures) cash on hand of 78 and 64 days, respectively.

Financial assets available for general expenditures within one year of the balance sheet date, consists of the following at July 31, 2025 and 2024:

	(Dollars in Thousands)	
	2025	2024
Cash and cash equivalents	\$ 174,083	\$ 125,665
Patient accounts receivable, net	118,628	114,230
Estimated third-party payor settlements	1,218	1,912
Other current assets - other receivables	9,897	21,387
Internally designated for capital improvements	404	396
Total financial assets available	\$ 304,230	\$ 263,590

None of the financial assets available are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the balance sheet date. The Corporation estimates that approximately 100% of the internally designated funds for capital improvements are available for general expenditure within one year in the normal course of operations. Accordingly, these assets have been included in the quantitative information above. The Corporation has other assets whose use is limited that are held by trustees under indenture agreements. These assets whose use is limited are not available for general expenditure within the next year and are not reflected in the amounts above. The Corporation has the ability to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

21. Leases

The Corporation has operating and finance leases for buildings and equipment. The Corporation determines if an arrangement is a lease at the inception of a contract. Leases with an initial term of twelve months or less are not recorded on the balance sheets. The Corporation has lease agreements which require payments for lease and nonlease components and has elected to account for these as a single lease component.

Right-of-use assets represent the Corporation's right to use an underlying asset during the lease term, and lease liabilities represent the Corporation's obligation to make lease payments arising from the lease. Right-of-use assets and lease liabilities are recognized at the commencement date, based on the net present value of fixed lease payments over the lease term. The Corporation's lease terms include options to extend or terminate the lease when it is reasonably certain that the option will be exercised. As most of the Corporation's operating leases do not provide an implicit rate, the Corporation uses its incremental borrowing rate based on the information available at the commencement date in determining the present

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

21. Leases, Continued

value of lease payments. The Corporation considers recent debt issuances, as well as publicly available data for instruments with similar characteristics when calculating its incremental borrowing rates. Finance lease agreements generally include an interest rate that is used to determine the present value of future lease payments. Operating fixed lease expense and finance lease amortization expense are recognized on a straight-line basis over the lease term. Variable lease costs consist primarily of common area maintenance and are not significant to total lease expense.

Operating and finance lease right-of-use assets and lease liabilities as of July 31, 2025 and 2024 were as follows:

	<u>(Dollars in Thousands)</u>	
	<u>2025</u>	<u>2024</u>
Operating leases:		
Right-of-use assets:		
Operating lease right-of-use assets	\$ <u>181</u>	\$ <u>364</u>
Lease liabilities:		
Current portion	\$ 148	\$ 193
Long-term	<u>25</u>	<u>165</u>
Total operating lease liabilities	\$ <u>173</u>	\$ <u>358</u>
Finance leases:		
Right-of-use assets:		
Property and equipment, net	\$ <u>4,814</u>	\$ <u>6,030</u>
Lease liabilities:		
Current portion	\$ 1,867	\$ 1,962
Long-term	<u>3,573</u>	<u>4,709</u>
Total finance lease liabilities	\$ <u>5,440</u>	\$ <u>6,671</u>

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
July 31, 2025 and 2024

21. Leases, Continued

Operating expenses for the leasing activity of the Corporation as lessee for the years ended July 31, 2025 and 2024 are as follows:

	(Dollars in Thousands)	
<u>Lease Type</u>	<u>2025</u>	<u>2024</u>
Operating lease cost	\$ 209	\$ 270
Finance lease interest	289	338
Finance lease amortization	<u>1,946</u>	<u>2,002</u>
Total lease cost	<u>\$ 2,444</u>	<u>\$ 2,610</u>

Cash paid for amounts included in the measurement of lease liabilities for the years ended July 31, 2025 and 2024 are as follows:

	(Dollars in Thousands)	
	<u>2025</u>	<u>2024</u>
Operating cash flows from operating leases	\$ 185	\$ 270
Operating cash flows from finance leases	289	338
Financing cash flows from finance leases	<u>1,960</u>	<u>1,961</u>
Total	<u>\$ 2,434</u>	<u>\$ 2,569</u>

The aggregate future lease payments for operating and finance leases as of July 31, 2025 were as follows:

	(Dollars in Thousands)	
<u>Year Ending July 31</u>	<u>Finance</u>	<u>Operating</u>
2026	\$ 2,089	\$ 153
2027	1,660	13
2028	1,059	13
2029	1,001	-
2030	35	-
Thereafter	<u>66</u>	<u>-</u>
Total undiscounted cash flows	5,910	179
Less: present value discount	<u>470</u>	<u>6</u>
Total lease liabilities	<u>\$ 5,440</u>	<u>\$ 173</u>

Continued

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

NOTES TO FINANCIAL STATEMENTS, Continued
 July 31, 2025 and 2024

21. Leases, Continued

Average lease terms and discount rates at July 31, 2025 and 2024 were as follows:

	<u>2025</u>	<u>2024</u>
Weighted-average remaining lease term (years):		
Operating leases	1.49	1.90
Finance leases	3.35	3.55
Weighted-average discount rate:		
Operating leases	6.05%	6.05%
Finance leases	5.00%	5.00%

22. Federal Emergency Management Agency (FEMA) Disaster Relief Funding

As a result of increased operating costs incurred as part of its response to the COVID-19 pandemic, the Corporation requested funding under the FEMA Disaster Relief Fund for reimbursement of certain eligible costs. FEMA obligated and paid the Corporation total funding of approximately \$4,231,000 and \$81,811,000 for the years ended July 31, 2025 and 2024, respectively, of which approximately \$3,808,000 and \$73,630,000 recognized in the accompanying statements of operations and changes in net assets for the years ended July 31, 2025 and 2024, respectively. The timing of FEMA’s close-out process for final award determination, as well as any additional procedures that FEMA may need to complete prior to close-out, including the finalization of potential deductions to the obligated amount, is unknown. Amounts received that were not recognized as revenue (totaling approximately \$12,149,000 and \$8,181,000 for the years ended July 31, 2025 and 2024, respectively) are reported within accrued expenses in the accompanying balance sheets, and are based on guidance received from an independent consultant regarding potential demand(s) to recover a portion of the funds paid to the Corporation as a component of the FEMA close-out process.



INDEPENDENT AUDITOR'S REPORT ON
SUPPLEMENTAL INFORMATION

Board of Directors
Phoebe Putney Memorial Hospital, Inc.
Albany, Georgia

We have audited the financial statements of Phoebe Putney Memorial Hospital, Inc. as of and for the years ended July 31, 2025 and 2024 and our report thereon dated December 10, 2025, which expressed an unmodified opinion on those financial statements, appears on pages 1 to 3. Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The information included in this report on pages 50 to 66, inclusive, which is the responsibility of management, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audits of the financial statements, and, accordingly, we do not express an opinion or provide any assurance on it.

A handwritten signature in black ink that reads "Driffin & Tucker, LLP". The signature is written in a cursive, flowing style.

Albany, Georgia
December 10, 2025

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY

July 31, 2025

Phoebe Putney Memorial Hospital, Inc. (Corporation) is a not-for-profit health care organization that exists to serve the community. The Corporation opened in 1911 to serve the community by caring for the sick regardless of ability to pay. As a tax-exempt hospital, the Corporation has no stockholders or owners. All revenue after expenses is reinvested in our mission to care for the citizens of our community - into clinical care, health programs, state-of-the-art technology and facilities, research, and teaching and training of medical professionals now and for the future.

The Corporation operates as a charitable organization consistent with the requirements of Internal Revenue Code Section 501(c)(3) and the "community benefit standard" of IRS Revenue Ruling 69-545. The Corporation takes seriously its responsibility as the community's safety net hospital and has a strong record of meeting and exceeding the charitable care and the organizational and operational standards required for federal tax-exempt status. The Corporation demonstrates a continued and expanding commitment to meeting our mission and serving the citizens by providing community benefits. A community benefit is a planned, managed, organized, and measured approach to meeting identified community health needs, requiring a partnership between the healthcare organization and the community to benefit residents through programs and services that improve health status and quality of life.

The Corporation improves the health and well-being of Southwest Georgia through clinical services, education, research and partnerships that build health capacity in the community. The Corporation provides community benefits for every citizen in its service area as well as for the medically underserved. The Corporation conducts community needs assessments and pays close attention to the needs of low income and other vulnerable persons and the community at large. The Corporation often works with community groups to identify needs, strengthen existing community programs and plan newly needed services. It provides a wide-ranging array of community benefit services designed to improve community health and the health of individuals and to increase access to health care, in addition to providing free and discounted services to people who are uninsured and underinsured.

The Corporation's excellence in community benefit programs was recognized by the prestigious Foster McGaw Prize awarded to the Corporation in 2003 for its broad-based outreach in building collaboratives that make measurable improvements in health status, expand access to care and build community capacity, so that patients receive care closest to their own neighborhoods. Drawing on a dynamic and flexible structure, the community benefit programs are designed to respond to assessed needs and are focused on upstream prevention.

As Southwest Georgia's leading provider of cost-effective, patient-centered health care, the Corporation is also the region's largest employer with more than 3,900 members of the Corporation caring for patients. The Corporation participates in the Medicare and Medicaid programs and is one of the leading providers of Medicaid services in Georgia.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

The following table summarizes the amounts of charges foregone (i.e., contractual adjustments) and estimates the losses incurred by the Corporation due to inadequate payments by these programs and for indigent/charity. This table does not include discounts offered by the Corporation under managed care and other agreements:

	<u>Charges Foregone</u>	<u>Estimated Unreimbursed Cost</u>
Medicare	\$ 934,931,000	\$ 307,271,000
Medicaid	215,734,000	70,902,000
Indigent/Charity	<u>163,172,000</u>	<u>53,627,000</u>
	<u>\$ 1,313,837,000</u>	<u>\$ 431,800,000</u>

Indigent/Charity Care by County

The Corporation provided care to a total of 20,941 Indigent/Charity patients during 2025. These patients came from numerous counties throughout Georgia and surrounding states. The following table summarizes the amounts of charges foregone and estimates the losses incurred by the Corporation by county.

	<u>Charges Foregone</u>	<u>Estimated Unreimbursed Cost</u>
Dougherty	\$ 86,520,000	\$ 28,433,000
Lee	18,960,000	6,232,000
Worth	10,098,000	3,319,000
Terrell	8,063,000	2,650,000
Mitchell	5,827,000	1,915,000
Sumter	4,107,000	1,350,000
Calhoun	2,835,000	932,000
Out of State	2,763,000	908,000
Tift	2,531,000	832,000
Early	2,527,000	831,000
Randolph	2,436,000	801,000
Other Georgia	<u>16,505,000</u>	<u>5,424,000</u>
Total	<u>\$ 163,172,000</u>	<u>\$ 53,627,000</u>

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

The following is a summary of the community benefit activities and health improvement services offered by the Corporation and illustrates the activities and donations during fiscal year 2025.

I. Community Health Improvement Services

A. Community Health Education

The Corporation provided health education services that reached 9,555 individuals in 2025 at a cost of \$371,337. These services included the following free classes and seminars:

- Teen Pregnancy Prevention Education
- Teenage Parenting Classes (Network of Trust)
- CPR Training to Teachers
- Safe Sitter Classes
- Asthma & Epi-Pen Education
- Health Education at Summer Camps
- Breast Cancer Prevention Education
- Shop Talk discussions related to Prostate Cancer and Diabetes
- Various Cancer Specific Seminars and presentations
- Men's and Women's Health Conferences
- The Ribbon Walk
- Project Elevation Prostrate Cancer Screening Initiative

Men and Women's Health Conferences

The men's and women's conferences attracted a total of 647 participants. In June, the Men's Conference attracted 250 participants. The 2025 Men's Health Fair was a screen event that provided prostate cancer screening, blood pressure and glucose checks. Education on lung health wellness and primary care was also provided. The Women's Conference was held in October 2024 and had 397 participants. The Women's Conference focused on breast, lung, and colorectal cancer and screenings for cholesterol, glucose and blood pressure were provided. The total cost to the organization for the two conferences and other community health education events was \$100,398.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

I. Community Health Improvement Services, Continued

A. Community Health Education, Continued

Network of Trust

This is a nationally recognized program aimed at teen mothers to provide parenting skills, attempt to reduce repeat pregnancies, and complete high school. Internal evaluations show teens participating in the program are less likely to repeat a pregnancy prior to graduation. Network of Trust enrolled 3 teen parents (with zero repeat pregnancies) during the 2024/2025 school year. Program results demonstrate teens that graduated from the two-semester program are less likely to have a second pregnancy prior to age 21. Additionally, Network of Trust and the school nurse program provided teen pregnancy prevention programming, CPR training, handwashing education, asthma and epi-pen education, Stop the Bleed Training, and conducted health education at summer camps. Health information tables were also provided at local health fairs. The total cost to the organization for Network of Trust Community outreach totaled \$270,939.

B. Community Based Clinical Services

The Corporation provided community based clinical services that reached 31,846 individuals in 2025 at a cost of \$728,346. These services included the following free classes and seminars:

Flu Shots

The Corporation provides free flu shots to volunteers, students and homeless shelters. In 2025, the Corporation administered 39 flu shots at an unreimbursed cost of \$507.

Mammography

The Corporation provided 166 mammograms to the uninsured this year at a cost of \$13,001.

Lung Cancer Screenings and Prostate Specific Antigen (PSA) Testing

The Corporation provided 30 lung cancer screenings to the uninsured in 2025 at an estimated cost of \$2,818 and 38 PSA's to the uninsured in 2025 at an approximate cost of \$197.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

I. **Community Health Improvement Services, Continued**

B. Community Based Clinical Services, Continued

School Nurse Program

The Corporation places nurses in nineteen schools in its Primary Service Area with a goal of creating access to care for students and staff, assessing the health care status of each population represented, and effectively establishing referrals for all health care needs. Nurses conducted CPR training, Safe Sitter classes, teen pregnancy prevention education, asthma and epi-pen education, Stop the Bleed Training, and health education summer camps. During the 2024/2025 school year, the school nurse program covered approximately 31,473 student lives. This program operated at a cost of \$379,536 in 2025.

Nurse Family Partnership

The Nurse Family Partnership (NFP) is a home visitation training for eligible first time moms from pregnancy until the child's second birthday. Without a variance from the National Service Office (NSO), the mom should enter the program no later than the 28th week of pregnancy. The BSN-prepared nurse provides scheduled visits throughout the pregnancy and until the child turns two. The goal of NFP is to have healthy moms having healthy babies. Phoebe's Nurse Family Partnership program has proven to be effective in improving compliance with prenatal, postpartum and infant/child medical care, and has also shown fewer preterm deliveries than counterparts not in the program. In 2025, the Corporation spent \$332,287 and provided services to 100 clients.

Health Equity for All Teens (H.E.A.T.)

Health Equity for All Teens (H.E.A.T.) is a collaboration between Morehouse School of Medicine and 3 subcontractors across the state of Georgia. Phoebe Network of Trust is the subcontractor for the South Georgia Region. The target population for this project is youth aged 10-24 in Baker, Calhoun, Dougherty, Early, Mitchell, Seminole, Terrell, and Thomas counties, with the potential to expand to additional counties. The purpose of the project is to improve optimal adolescent health, reduce sexual risk behavior that leads to teen pregnancy and STI's, and increase positive youth behaviors known to protect against teen pregnancy. Through this program, 2,337 students were reached by implementing pre-approved Evidence Based Interventions (EBI's) including: InCluded, Plan A, Be Proud, Be Responsible, and Positive Potential. In addition to providing health education to students, each county formed a Youth Leadership Council (YLC) group. YLC is a team of students selected to serve as leaders in community and school projects. The 2025 fiscal year was the second of five years of this grant funded project.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

I. **Community Health Improvement Services, Continued**

C. Health Care Support Services

Although the Corporation anticipates possible reimbursement from various funding sources in fiscal year 2025, the Corporation wanted to highlight these life-saving benefits to the community.

The Light House

The Light House housing in Albany, GA provides a comforting and supportive haven for cancer patients and their families, offering a welcoming and nurturing environment during their challenging journey towards healing and recovery. It is designed to be a home away from home. The Light House affords each guest comfort, privacy, and state of the art accommodations for them and one family member. It's conveniently located across the street from the Phoebe Cancer Center and includes six bedrooms, each with a wheelchair accessible restroom and shower. There's a common area, a large kitchen, two quiet rooms, a veranda, sunroom and screened-in porch. The Light House provides a comfortable home-like setting where qualified patients can relax between treatments or spend the night to avoid having to travel back and forth to their home. It's a place where patients and families find solace and a caring environment during their most difficult times. The Light House was built on love and faith by the philanthropy giving from the community, survivors, and local business owners. In 2025, the Corporation spent \$8,893 on Light House facility maintenance.

The Phoebe Wellness Center

The Phoebe Wellness and Survivorship Center is a beacon of hope and support for cancer patients, survivors and thrivers. It offers a comprehensive range of services, programs, and resources aimed at empowering survivors to thrive beyond treatment and their cancer journey. This center provides a holistic approach to physical, emotional, and mental well-being, helping survivors regain their strength, find a sense of community, and embrace life after cancer. The Wellness Center offers a diverse array of services including educational programs, fitness classes, counseling referrals, and support groups, all tailored to meet the unique needs of survivors. It serves as a sanctuary for survivors to heal, connect, share similar experiences, and rediscover a fulfilling and vibrant life, post cancer, after diagnosis, treatment and throughout survivorship and surveillance. In 2025, the Corporation spent \$9,931 on the Phoebe Wellness and Survivorship Center.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

I. **Community Health Improvement Services, Continued**

C. Health Care Support Services, Continued

Project Elevation Initiative

Project Elevation is an innovative, community-based initiative that strives to educate African American men on the importance of prevention, screening and early detection of prostate cancer, as well as overall health and wellness. Project Elevation was originally funded by Morehouse School of Medicine to create a community-based collaboration with local faith-based organizations and barbers to offer services and resources to community members. The community partners received intense training from the partnering healthcare organization, Phoebe Putney Memorial Hospital.

The partners were given the tools and resources to educate others within their inner circles and community on the importance of men's health screening guidelines. Community partners include Morehouse School of Medicine, Phoebe Putney Memorial Hospital, Albany Coalition of Pastors, and local barbers. Each organization offers a distinct and valuable resource that caters to the community's specific needs. This project has allowed us to build trusted relationships with faith-based organizations and key leaders within our communities. In 2025, there were 9 screening events, and 477 men were tested in the Southwest GA area. 19 men have been diagnosed with prostate cancer since the inception of the project in 2021.

Phoebe Lights of Love Transport

Phoebe Lights of Love offers a vital transportation service specifically designed for cancer patients, providing free and reliable rides to and from their daily radiation and medical oncology treatments. For many individuals navigating the complexities of a cancer diagnosis, this service serves not just as a means of travel but as an essential lifeline during an incredibly challenging time. Our dedicated drivers, who go beyond the role of mere chauffeurs, embody kindness and compassion, acting as supportive companions who offer comfort and understanding. They ensure that every patient feels cherished and connected as they embark on their journey toward healing.

Supported by the generous contributions of the Phoebe Foundation, the Lights of Love program reflects our unwavering commitment to instilling hope and promoting healing for those in need. Each day, we operate two well-equipped vans, designed to provide a safe and comfortable environment for our passengers. Our caring drivers, who understand the profound impact of their role, have successfully transported 3,042 patients this year alone, with operational costs totaling \$82,236. With each ride, our goal is to ease the burdens of treatment while fostering a sense of community, empathy, and care that our passengers can rely on during their most difficult times.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

I. Community Health Improvement Services, Continued

C. Health Care Support Services, Continued

Government Sponsored Eligibility Applications to the Poor and Needy

The Corporation contracts for eligibility on behalf of the poor and needy that may be eligible for Medicaid. In some cases, it can take up to two years to be deemed eligible. In 2025, the Corporation paid \$588,937 to process these applications with 749 receiving Medicaid benefits.

Financial Assistance Policy (FAP)

The Corporation will extend free or discounted care to eligible individuals for all urgent, emergent, or otherwise medically necessary services. Patients whose household income is at or below 200% of the Federal Poverty Guidelines are eligible for free care. Patients whose household income is between 201% and 400% of the Federal Poverty Guidelines qualify for discounted charges based on a sliding fee schedule in the FAP. Phoebe will not charge eligible individuals more for emergency or other medically necessary care than the Amount Generally Billed (AGB) to individuals who have insurance coverage, and is compliant with the requirements for a not-for-profit charitable corporation in accordance with Internal Revenue Service Regulation §1.501(r).

D. Social and Environmental Improvement Activities

The Corporation participated in multiple food distributions throughout fiscal year 2025 and provided financial contributions to aid in community garden infrastructure. This was provided at a cost of \$10,428.

II. Health Professions Education

The Corporation recognizes that to continuously improve the Corporation's long-term value to our community and our customers, to encourage life-long learning among employees and to achieve a world-class employer status, it is in the organization's best interest to provide opportunities that will assist eligible employees in pursuing formal, healthcare related educational opportunities. PPMH also provides non-employees financial support in pursuing healthcare related degrees. In 2025, 2,962 students received clinical instruction from the Corporation's facilities at a total cost of \$6,370,284.

Nursing Students

In 2025, PPMH provided \$3,573,662 in clinical supervision and training to 2,164 nursing students. In 2021, the nursing clinical team added three full time employees for Academic Clinic Instructors to assist college nursing program supervisors and provided Simulation Lab instruction to all the nursing students.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

II. Health Professions Education, Continued

Other Students

During fall 2024 and spring 2025, the Simulation Center trained medical residents in emergency response and labor and delivery measures. The medical residents attend training in the Simulation Center each quarter.

Simulation & Innovation Center

PPMH's technologically advanced Simulation & Innovation Center is the leading provider of nurse training and development in Southwest Georgia. The Simulation & Innovation Center features a state-of-the-art skills lab and simulators for labor & delivery, NICU, pediatrics, med-surg, surgery, trauma and critical care. Students participate in full patient codes on life-like mannequins that respond to a variety of conditions. What nurses experience in the Simulation & Innovation Center will mirror what one would experience on a nursing floor.

Other Health Professional Education

The Corporation provided an additional \$2,796,622 in clinical supervision and training to pharmacy, pharmacy techs, and other allied health professionals providing clinical opportunities for 798 students.

III. Subsidized Health Services

A. Other Subsidized Services

Inmate Care

The Corporation provides care to persons in jail for Dougherty County. In 2025, the Corporation provided \$2,035,112 of unreimbursed medical and drug treatment to 611 inmates.

Indigent Drug Pharmacy

Indigent Drug Pharmacy provides medication upon discharge to patients that are either indigent or uninsured. In 2025, the pharmacy dispensed prescriptions to 1,175 patients at a cost of \$249,316.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

III. Subsidized Health Services, Continued

A. Other Subsidized Services

Trauma Care

Phoebe Putney Memorial Hospital is currently a state designated Level II Trauma Center, providing specialized care to trauma patients every day in South Georgia. The PPMH Trauma and Emergency Center stands as a beacon of hope and resilience within its community, embodying a profound commitment to saving lives when every second matters. These centers are not just equipped—they are empowered—to deliver swift, comprehensive care to those experiencing traumatic injuries, serving as regional trauma hub in crisis situations when minutes matter.

Operating a trauma center requires substantial and ongoing investments to maintain readiness, deliver specialized care, and meet regulatory standards. The largest portion of costs is typically allocated to clinical medical staff, who must be available around the clock to respond to emergencies—this can represent over half of total expenses for Level II centers. Additional investments include administrative and program support, advanced medical equipment, facility upgrades, and continuous education and outreach programs. Immediate access to compassionate professionals, cutting-edge technology, and life-saving treatments can make the difference between tragedy and recovery. Beyond hospital walls, Phoebe Trauma Services ignite a spirit of safety through community outreach, injury prevention initiatives, and ongoing educational efforts in higher risk groups, schools and farming communities to make every life we touch better. During this fiscal year, we served 1,010 Trauma patients for a cost to the organization of \$11,501,618.

IV. Financial and In-Kind Support

In 2025, the Corporation provided \$680,458 in cash donations and in-kind support to non-profit organizations in Southwest Georgia. Listed are some highlights:

- Provided \$146,214 as a cash donation to Horizons Community Solutions for cancer screenings
- Provided forgone rent to non-profits at a cost of \$90,691.

V. Community Building Activities

A. Economic Development

The Corporation supports the Economic Development Commission of Dougherty County with funding to support improved employment and health coverage as a way to improve the overall health of the residents of the region.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

V. Community Building Activities, Continued

B. Workforce Development, Continued

To address long-standing nursing and medical occupational shortages, the Corporation spent \$852,766 in developing and expanding enrollment in nursing and other medical occupational programs in 2025. This funding was provided to Morehouse School of Medicine, Albany State University, Albany Technical College, and 4C Academy.

Simulation Lab Other Educational Opportunities

The Corporation's \$5.3 million dollar Simulation Plan became operational in 2021. It was built to train workers in a variety of healthcare roles and duplicates hospital environments exactly, including patient and operating rooms, intensive care units, and the emergency center. The following are some training highlights for 2025:

a. Workforce Development

Through various investments with our academic partners, the Corporation has enabled the nursing programs to increase student enrollment by providing funding for full and/or part-time faculty for each of the nursing programs, as well as for three full time clinical faculty who are located in the Simulation & Innovation Center.

b. Albany State University ("ASU") Summer Health and STEM Camp:

This camp provided experiential learning opportunities to high school students in the areas of biology, chemistry/physics and biomedical/healthcare fields. Students engaged in scientific experimentation and demonstrations with ASU faculty in the aforementioned areas. Additionally, students meet with keynote motivational speakers and personnel at PPMH for a tour of medical facilities. Held in the Summer of 2025, there were approximately 41 student participants.

c. Phoebe Academy for Teens in Healthcare (PATH):

The Phoebe Academy for Teens in Healthcare (PATH) is a hands-on learning experience designed to introduce high school students to careers in healthcare. Through interactive simulations, professional mentorship, and exposure to a variety of medical specialties, students gain real-world insight into healthcare professions while building leadership skills and professional connections. PATH is ideal for students who have a strong interest in healthcare and are eager to explore future career opportunities in a meaningful and engaging way. Launched in the Summer of 2025, there were 14 students that participated.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

V. Community Building Activities, Continued

B. Workforce Development, Continued

Simulation Lab Other Educational Opportunities, Continued

d. Clinical Instructor Training:

Student services, in collaboration with the education department hosts Clinical Instructor Training for academic partners who bring students into the facility for clinical rotations. Members of the PPMH simulation and innovation team provide demonstration and hands on training to instructors. Student services delivers information and guidelines to instructors on student expectations, policies and procedures, and high reliability protocols. In July of 2025, 43 clinical instructors attended the session.

e. Phoebe Work Based Learning Internship Program:

Phoebe's High School Senior Internship Program offers students who have completed healthcare pathway coursework the opportunity to apply their classroom learning in real-world clinical environments. Through structured rotations in various hospital departments, students gain exposure to diverse healthcare roles, helping them clarify or confirm their career interests. This initiative not only deepens students' understanding of healthcare professions but also emphasizes professional development and the cultivation of essential employability skills such as communication, teamwork, and adaptability. By bridging academic preparation with hands-on experience, the program supports career readiness and strengthens the future healthcare workforce. Student Services had 15 high school seniors total from Lee County and Dougherty County that participated in 2025.

f. 4C Academy – Phoebe Health Science Pathway Internship Program:

The Phoebe High School Healthcare Internship Program provides graduating high school seniors who have previously participated in healthcare pathway programs with a structured opportunity to gain hands-on experience in clinical settings. Through this initiative, students choose between two focused tracks: a Certified Nursing Assistant (CNA) internship or a Medical Assistant (MA) clinic internship. This experiential learning model allows students to apply foundational knowledge, develop essential clinical skills, and gain exposure to real-world healthcare environments. The program is designed not only to support career readiness but also to serve as a pipeline for future employment at Phoebe Putney Memorial Hospital. Upon successful completion and graduation, students are considered for

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

V. Community Building Activities, Continued

B. Workforce Development, Continued

Simulation Lab Other Educational Opportunities, Continued

f. 4C Academy – Phoebe Health Science Pathway Internship Program:

entry-level CNA and MA roles, with access to educational assistance as they pursue post-secondary degrees in healthcare. This initiative strengthens the local healthcare workforce, promotes career advancement, and supports the long-term professional development of youth in the community. There were 16 students from 4C that participated in 2025.

g. SOWEGA-AHEC Pathway to Medicine:

SOWEGA-AHEC, in collaboration with AAPHC and the PPMH Family Medicine Residency Program, created the Pathway to Med School Program to address the critical need for primary care physicians in Southwest Georgia. Knowing that students from rural communities are more likely to return to a rural area to practice and understanding the need to increase the pipeline of rural students enrolled in Georgia medical schools, it was determined that students from the 38-county region needed to become more competitive in the application process. This year, PPMH hosted eleven Pathways to Medicine Students.

To determine how to make the students more competitive, AHEC polled the admissions committees from each of the medical schools in Georgia to determine what, beyond MCAT scores and GPA would increase their chances of being accepted. The overwhelming consensus was a much needed and significant structured clinical shadowing and medical research experience. The Albany based Pathway to Medical School Program was structured accordingly as a 4-week residential experience to include 50 hours of clinical shadowing in a primary care setting and 75 hours of community-based research to include data collection, interpretation, and presentation.

Southwest Georgia is a medically underserved area (MUA) and by supporting the efforts of local aspiring medical students at the pre-med academic level, we can improve access to healthcare in our communities.

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

V. Community Building Activities, Continued

B. Workforce Development, Continued

Simulation Lab Other Educational Opportunities, Continued

h. Colony Bank Leadership Academy:

The Colony Bank Leadership Academy aims to encourage high school juniors to recognize their own potential and develop their leadership skills. As part of the curricula, 43 students attended a day in the Simulation Center to participate in hands on skills (such as listening to heart tones and respirations) to educate them on medical skills and careers in hopes of encouraging them to seek a career in healthcare.

i. Junior Leadership Lee:

Junior Leadership Lee County draws together rising high school sophomores, juniors, and seniors who are deeply committed to our future and empowers them with the essential knowledge about every element of our community – from government, healthcare, and education to news, history, and charity. As part of the curricula, 24 students attended a day in the Simulation Center to participate in hands on skills (such as listening to heart tones and respirations) to educate them on medical skills and careers in hopes of encouraging them to seek a career in healthcare. Dr. Tracy Suber facilitated their session regarding communication.

g. Various Community Leaders and Organizations

- i. During 2025, PPMH began hosting hands on training and demonstrations for non-medical community members to step into the life of a health care professional. Five of these events were hosted this year at the PPMH Simulation and Innovation Center.
- ii. PPMH hosted multiple other community organizations in their simulation center and provided hands on opportunities to experience medical skills training. Over 400 individuals from around the community and state attended such events, more than 10 of such events were held.
- iii. PPMH hosted 9 high school and one middle school event covering hands-on training and demonstrations that allow the non-medical community member to step into the life and training required of our staff. Activities include: IV skills, tourniquet placement, heart, lung, listening to bowel sounds, pulse point checks and virtual reality health care simulation.

See independent auditor's report on supplemental information.

V. Community Building Activities, Continued

C. Coalition Building

In 2025, Phoebe made the decision to pay for each employee to volunteer in the community for a maximum of four hours annually. This is a voluntary opportunity, and employees are able to participate as their workload allows. There were 343 employees that volunteered during fiscal year 2025. Some of the events that were held are as follows including persons served:

- MLK Day of Service – 23 Phoebe employees participated providing 45 hours of time. Packed and distributed 650 crates fresh produce in Americus and Albany.
- Camp Good Grief – 27 volunteers, totaling 162 hours of time. Supported 53 children coping with loss, helping them navigate their grief journey.
- Salvation Army – 9 employees, totaling 26 hours of time. Served food to 30 individuals and cleaned several rooms.
- Feeding the Valley – 48 employees participated providing 100 hours of time. Packed 19,500 pounds of food, providing 46,913 healthy meals for the community.
- Men’s Health Fair – 67 employees, totaling 252.5 hours of time. Supported health screenings for 185 participants, including cholesterol and PSA tests.

Partnership with The Arc of Southwest Georgia

The System entered into an employment partnership with The Arc of SWGA that advances employment opportunities for individuals with disabilities. The program is unique in that it is a business-led, transition-to-work program, with training taking place entirely at PPMH. The anticipated outcome for each participant is competitive employment. This means employment in an integrated setting, working alongside coworkers with and without disabilities, year-round work that is not seasonal employment, and 15 or more hours per week at a wage of \$15.00 per hour or higher. During 2025, we expanded the partnership to include hiring individuals with disabilities from Easter Seals, Inc. In all, there were 5 individuals hired in positions as food service workers, certified nurse assistant, groundskeeping, and patient transport.

VI. Community Benefit Operations

The Corporation provided \$106,700 for grant reporting and recording software, data management and community dashboard that displays over 180 community health indicators on our website.

<http://www.phoebehealth.com/health-matters/building-healthy-communities>

See independent auditor’s report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

Summary

	<u>2025</u>
Community Health Improvement Services:	
Community Health Education	\$ 371,337
Community Based Clinical Services	728,346
Healthcare Support Services	689,997
Social and Environmental Improvement Activities	<u>10,428</u>
Total community health improvement services	<u>1,800,108</u>
Health Professions Education:	
Nurses/nursing students	3,573,662
Other health professional education	<u>2,796,622</u>
Total health professional education	<u>6,370,284</u>
Subsidized Health Services:	
Other subsidized health services	<u>13,786,046</u>
Total subsidized health services	<u>13,786,046</u>
Financial and In-Kind Support:	
Cash donations	588,950
In-kind donations	<u>91,508</u>
Total financial and in-kind support	<u>680,458</u>
Community Building Activities:	
Workforce development	<u>852,766</u>
Total community building activities	<u>852,766</u>
Community Benefits Operations:	
Dedicated staff and other resources	<u>106,700</u>
Total community benefit operations	<u>106,700</u>

See independent auditor's report on supplemental information.

PHOEBE PUTNEY MEMORIAL HOSPITAL, INC.

SERVICE TO THE COMMUNITY, Continued
July 31, 2025

Summary, Continued

	<u>2025</u>
Other:	
Traditional charity care - estimated unreimbursed cost of charity services	\$ 53,627,000
Unpaid cost of Medicare services - estimated unreimbursed cost of Medicare services	307,271,000
Unpaid cost of Medicaid services - estimated unreimbursed cost of Medicaid services	<u>70,902,000</u>
Total other	<u>431,800,000</u>
Total summary	<u>\$ 455,396,362</u>

This report has been prepared in accordance with the community benefit reporting guidelines established by Catholic Health Association (CHA) and VHA. The Internal Revenue Services' requirements for reporting community benefits are different than the guidelines under which this report has been prepared.

See independent auditor's report on supplemental information.



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Directors
Phoebe Putney Memorial Hospital, Inc.
Albany, Georgia

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Phoebe Putney Memorial Hospital, Inc. (Corporation), which comprise the balance sheet as of July 31, 2025, and the related statements of operations and changes in net assets and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated December 10, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Corporation's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Corporation's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Continued

67

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Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Corporation's financial statements are free from material misstatement, we performed tests of its compliance with the certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Corporation's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Draffin & Tucker, LLP". The signature is written in a cursive, flowing style.

Albany, Georgia
December 10, 2025