

Assisted Living



RATES EFFECTIVE JAN. 1, 2026

PRE MOVE-IN FEE:

Non-refundable administrative processing fee
(Due at time of approved application) \$50.00

MOVE-IN FEE:

Non-refundable community fee \$1,000.00

MONTHLY FEES:

1 Bedroom, 1 Bath – 369 Sq. Ft. \$3,731.00
Additional person services fee \$671.00

****Monthly and additional person fees do not include healthcare charges****

<h3>INCLUDED IN MONTHLY FEE</h3>

Amenities:

- Private apartment with lockable door that can be personally furnished and decorated
- Spacious floor plans (includes window coverings)
- Utilities (water, sewer, electric, gas, garbage) (telephone, cable and Internet not included)
- Individually controlled heating and air conditioning
- General maintenance of the grounds, building, and apartment
- Parking areas located in front of the building
- Controlled security access
- Access to amenities:
 - Spacious great rooms
 - Private meeting spaces
 - Private dining room
 - Beauty/barber Shop (extra charge applies per beautician fees)
 - Outdoor sitting area

Services:

- 24-hour qualified staff coverage
- Personal emergency response system with wall alert panel
- Light housekeeping once per week
- Daily trash removal
- Laundry service, two loads one time per week

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- One scheduled linen service and bedding change per week
- Three nutritionally balanced meals plus snacks available daily
- Tray service for temporary illness for up to 3 consecutive days
- Spiritual ministries, recreational, exercise, and well-being opportunities available
and communicated by activity calendar
- Assistance with scheduling appointments and arranging transportation
- Daily well-being checks each shift

HEALTHCARE SERVICE LEVELS – ASSISTED LIVING

This assisted living community offers Healthcare Service Levels: 1 - 5

The philosophy of Assisted Living is built on the foundation of promoting and maintaining a resident's highest level of independence and self-sufficiency. Every resident will be assessed by a licensed nurse and assigned a healthcare service level based on the total points of that assessment. While meeting some specific criteria from the identified levels will determine the resident's level of care, it is not essential that the resident meet every criterion listed to be placed into the determined level. Residents will be provided services within their healthcare level based on their assessed needs for those services. Residents will be notified when there is a change in the level of care.

Should a resident be evaluated as needing healthcare services exceeding those provided, discharge to a facility providing a higher level of care will be arranged.

HEALTHCARE SERVICES LEVEL 1	\$594.00
<ul style="list-style-type: none">• 24/7 licensed nurse available to medication aides or universal workers for questions and concerns• Registered nurse (RN) Level of Care Evaluation: minimally upon admission, annually, and with changes in condition and/or as required per state regulations or Sanford policy• Healthcare coordination: managing physician orders, may include appointment scheduling• Vital signs/weight monitoring: monthly	

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HEALTHCARE SERVICES LEVEL 2	\$912.00
<ul style="list-style-type: none"> • Healthcare Services Level 1 + • Medications: assistance with medication passes 1-3 times daily (does not include staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy) • Vital signs/weight monitoring: monthly or may include more • Nutrition: set up assistance with meals (opening cartons, cutting meat) • Dressing/undressing: assistance with selection and laying out of clothes (set up) and/or assistance with adaptive devices • Toileting: verbal reminders to use the bathroom (no hands on assistance) • Cognition: redirection and cueing (less than weekly) related to cognitive impairment • Safety/risk: additional fall risk interventions 	

HEALTHCARE SERVICES LEVEL 3	\$1,352.00
<ul style="list-style-type: none"> • Healthcare Services Level 1 + • Medications: assistance with medication passes 4-6 times daily (includes staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy) • Vital signs/weight monitoring: monthly or may include more • Health condition monitoring and treatments: diabetes management with assistance with and/or monitoring of blood sugar checks and/or insulin injections 1-2 times daily • Nutrition: set up assistance with meals (opening cartons, cutting meat) • Showering: showering assistance (up to 2x's weekly) • Grooming: assistance with grooming (washing face, brushing teeth, brushing hair, applying makeup and/or shaving) • Dressing/undressing: cueing/limited hands on assistance with buttons, snaps, zippers, laces, includes assistance with application/removal of TED stockings/hose • Toileting: occasional incontinence assistance (less than daily) • Mobility/transferring: escorting to and from meals and activities • Cognition/behavior: recurring redirection and cueing (less than daily) related to cognitive impairment and/or reassurance in response to fear, anxiety and/or paranoia • Safety/risk: additional fall risk interventions 	

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HEALTHCARE SERVICES LEVEL 4	\$1,829.00
<ul style="list-style-type: none"> • Healthcare Services Level 1 + • Medications: assistance with medication passes 4-6 times daily (includes staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy) • Vital signs/weight monitoring: monthly or may include more • Health condition monitoring and treatments: diabetes management with assistance with and/or monitoring of blood sugar checks and/or insulin injections 3 or more times daily; includes management and monitoring of nebulizer treatments, oxygen, BIPAP/CPAP and ostomy/catheter care (no additional ancillary charges for these in Levels 4 & 5) • Nutrition: set up assistance with meals (opening cartons, cutting meat) • Showering: showering assistance (up to 2x's weekly); whirlpool assistance may be substituted for included showering assistance • Grooming: assistance with grooming (washing face, brushing teeth, brushing hair, applying makeup and/or shaving) • Dressing/undressing: hands on assistance with AM and/or PM dressing; resident able to perform some tasks independently, includes assistance with application/removal of TED stockings/hose • Toileting: incontinence assistance at least once daily; includes catheter/ostomy care by nurse • Mobility/transferring: one person hands-on physical assistance • Cognition/behavior: daily assistance with reorientation and redirection in response to cognitive impairment and/or reassurance in response to fear, anxiety and/or paranoia • Safety/risk: required or requested checks every 4-7 hours; additional fall risk interventions 	

HEALTHCARE SERVICES LEVEL 5	\$2,500.00
<ul style="list-style-type: none"> • Healthcare Services Level 1 + • Medications: assistance with medication passes 4-6 times daily (includes staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy) • Vital signs/weight monitoring: monthly or may include more • Health condition monitoring and treatments: diabetes management with assistance with and/or monitoring of blood sugar checks and/or insulin injections 3 or more times daily; includes management and monitoring of nebulizers treatments, oxygen, BIPAP/CPAP and ostomy/catheter care (no additional ancillary charges for these in Levels 4 & 5) 	

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- **Showering:** showering assistance (up to 3x's weekly); whirlpool assistance may be substituted for included showering assistance
- **Grooming:** assistance with grooming (washing face, brushing teeth, brushing hair, applying makeup and/or shaving)
- **Cognition/behavior:** ongoing staff monitoring, redirection and management for inappropriate behaviors including, frequently refuses to accept cares (e.g., medications, dressing, going to the dining room for meals, getting out of bed, toileting, changing incontinent products, etc.)
- **Safety/risk:** required or requested checks every 1-3 hours; additional fall risk interventions
- **Laundry:** up to three scheduled loads of personal laundry and two linen changes weekly

The following provides a listing of the assisted living community's ancillary services and associated charges. The a la carte services listed in the **Additional Healthcare Services** section are intended to augment the healthcare service levels to allow for the greatest amount of service provision without unduly placing any resident in a healthcare services level higher than minimally required.

ANCILLARY SERVICES

Additional Non-Healthcare Services

Laundry services (per additional load)	\$20.00
Additional light housekeeping services (per 15 min)	\$20.00
Professional cleaning services	(actual cost)
Additional general maintenance service (per 15 min)	\$20.00
Repairs, upgrades, alterations	(actual cost)
Meal – Resident tray service (per delivery) (if due to illness, complimentary up to three consecutive days)	\$5.00
Replacement fees:	
Lost mailbox, apartment, front door, med box/cupboard key (each)	\$30.00
Salon services	(rates posted)
Guest suite (per night, based on availability)	\$80.00
Meal - Guest breakfast	\$8.00
Meal - Guest lunch	\$12.00
Meal - Guest dinner/supper	\$12.00
Meal - Guest holiday/special meal	\$15.00
Unit transfer fee	\$500.00

Additional Healthcare Services:

Shower setup	\$20.00
Shower assistance not included in level of care	\$38.00

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Whirlpool assistance not included in level of care	\$50.00
Diet, therapeutic (per month)	\$218.00
Grooming assistance (per month, included in Levels 3 – 5).....	\$330.00
Hospice care coordination (per month)	\$260.00
Injections, nurse assisted, does not include insulin (each)	\$33.00
Medications, Warfarin/Coumadin monitoring/management (per month; included in Levels 3 – 5)	\$260.00
Medications, controlled substance tracking/management (per month; included in Levels 3 - 5).....	\$260.00
Medication passes exceeding 6/day (per month).....	\$218.00
Medication pill box set up (per month, Level 1 only; included in Levels 2-5)	\$242.00
Nursing supplies and equipment.....(established rates)	
Personal services by nurse (per 15 min)	\$33.00
Personal services by non-licensed staff, may include escorting (per 15 min)	\$20.00
Pharmacy, use of non-preferred* (per month)	\$180.00
Pharmacy, use of mail order for some or all medications* (per month) ...	\$180.00
Specimen collection i.e. blood draws, urine, stool samples (each)	\$38.00
Treatments:	
Assistance with air humidifier maintenance (per month)	\$65.00
Assistance with catheter care (per month, included in Levels 4 & 5)	\$360.00
Assistance with CPAP/BIPAP (per month, included in Levels 4 & 5)	\$360.00
Assistance with nebulizer treatments (per month, included in Levels 4 & 5)	\$700.00
Assistance with ostomy care (per month, included in Levels 4 & 5).	\$360.00
Assistance with oxygen therapy (per month, included in Levels 4 & 5)	\$360.00
Assistance with compression/TED stockings/hose (per month, included in Levels 3 – 5)	\$360.00

**Excludes residents who receive medications directly from the Veterans Administration.*

RATES ARE SUBJECT TO CHANGE WITH PROPER WRITTEN NOTICE