

**WINDSONG RATES**  
Effective Jan. 1, 2026

**PRE MOVE-IN FEE:**

Non-refundable administrative processing fee (Due at time of approved application) .....	\$50.00
Nursing assessment fee .....	\$200.00

**MOVE-IN FEE:**

Non-refundable community fee .....	\$1,000.00
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**MONTHLY FEES:**

**\*\*\*For Residents that are declining services, just the Monthly Fee will be assessed. The Healthcare Services Fee will not be assessed.\*\*\***

I hereby decline healthcare services \_\_\_\_\_

(Resident Signature)

<b>Unit Type</b>	<b>Square Feet</b>	<b>Total Monthly Fee (non-optional)</b>
Unit A	609	<b>\$2,515.00</b>
Unit B	644	<b>\$2,571.00</b>
Unit C	713 - 721	<b>\$2,655.00</b>
Unit D	766	<b>\$2,817.00</b>
Unit E	748 – 814	<b>\$2,878.00</b>
Unit F	845 - 857	<b>\$2,924.00</b>
Unit G	891 – 901	<b>\$3,024.00</b>
Unit H	987 – 1,009	<b>\$3,349.00</b>
Unit I	1,168	<b>\$3,450.00</b>
Unit J	1,246	<b>\$3,460.00</b>
Unit K	1,482	<b>\$3,545.00</b>
Additional Person Base Services Fee		<b>\$770.00</b>

**\*Additional fees for healthcare and other optional services listed below\***

**INCLUDED IN MONTHLY FEE****Amenities:**

- Private unit with lockable door that can be personally furnished and decorated
- Furnished appliances (refrigerator, stove, dishwasher, microwave, washer/dryer)
- Utilities (water, sewer, refuse collection, electricity, heating and cooling) (telephone not included)
- Wireless internet
- Individually controlled heating and air conditioning
- General maintenance to the building, grounds and furnished appliances
- Private use of community spaces (family gatherings, parties, special meetings) by reservation
- Private mailbox
- Uncovered parking space (based on availability)
- Secure access after business hours
- Salon services on site
- General Store on site
- Use of fitness center 24/7
- Access to 3 meals and snacks per day

**Services:**

- Basic cable TV
- Wireless Internet access
- Personal emergency response system for those on healthcare services
- 24-hour staffing
- Daily well-being checks
- Light housekeeping twice per month with trash removal
- Two scheduled bedding change per month with housekeeping
- Access to 3 meals and snacks per day
- Scheduled spiritual ministries, recreation and well-being opportunities are available daily

**HEALTHCARE SERVICE LEVELS – ASSISTED LIVING****This assisted living community offers Healthcare Service Levels: 1 - 4**

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

*Updated 1/26*

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.

This assisted living community offers Healthcare Services Level 1 – 4. Level 5 services may be offered on a temporary basis or for as long as the location is able to safely accommodate the resident's health care needs. 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. The staffing level required for your care cannot compromise or require changes to the overall staffing level at the Community.

HEALTHCARE SERVICES LEVEL 1	\$1,080.00
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- 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 Health policy
- **Healthcare coordination:** managing physician orders, may include appointment scheduling
- **Vital signs/weight monitoring:** monthly

HEALTHCARE SERVICES LEVEL 2	\$2,050.00
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- **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	\$2,620.00
<ul style="list-style-type: none"> <li>• <b>Healthcare Services Level 1 +</b></li> <li>• <b>Medications:</b> assistance with medication passes 4-6 times daily (includes staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy)</li> <li>• <b>Vital signs/weight monitoring:</b> monthly or may include more</li> <li>• <b>Health condition monitoring and treatments:</b> diabetes management with assistance with and/or monitoring of blood sugar checks and/or insulin injections 1-2 times daily</li> <li>• <b>Nutrition:</b> set up assistance with meals (opening cartons, cutting meat)</li> <li>• <b>Showering:</b> showering assistance (up to 2x's weekly)</li> <li>• <b>Grooming:</b> assistance with grooming (washing face, brushing teeth, brushing hair, applying makeup and/or shaving)</li> <li>• <b>Dressing/undressing:</b> cueing/limited hands on assistance with buttons, snaps, zippers, laces, includes assistance with application/removal of TED stockings/hose</li> <li>• <b>Toileting:</b> occasional incontinence assistance (less than daily)</li> <li>• <b>Mobility/transferring:</b> escorting to and from meals and activities</li> <li>• <b>Cognition/behavior:</b> recurring redirection and cueing (less than daily) related to cognitive impairment and/or reassurance in response to fear, anxiety and/or paranoia</li> <li>• <b>Safety/risk:</b> additional fall risk interventions</li> </ul>	

HEALTHCARE SERVICES LEVEL 4	\$3,190.00
<ul style="list-style-type: none"> <li>• <b>Healthcare Services Level 1 +</b></li> <li>• <b>Medications:</b> assistance with medication passes 4-6 times daily (includes staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy)</li> <li>• <b>Vital signs/weight monitoring:</b> monthly or may include more</li> <li>• <b>Health condition monitoring and treatments:</b> 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 &amp; 5)</li> <li>• <b>Nutrition:</b> set up assistance with meals (opening cartons, cutting meat)</li> <li>• <b>Showering:</b> showering assistance (up to 2x's weekly)</li> <li>• <b>Grooming:</b> assistance with grooming (washing face, brushing teeth, brushing hair, applying makeup and/or shaving)</li> </ul>	

- **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	\$3,775.00
<ul style="list-style-type: none"> <li>• <b>Healthcare Services Level 1 +</b></li> <li>• <b>Medications:</b> assistance with medication passes 4-6 times daily (includes staff tracking/management of controlled medications and monitoring/management of anticoagulant therapy)</li> <li>• <b>Vital signs/weight monitoring:</b> monthly or may include more</li> <li>• <b>Health condition monitoring and treatments:</b> 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 &amp; 5)</li> <li>• <b>Nutrition:</b> set up assistance (opening cartons, cutting meat)</li> <li>• <b>Showering:</b> showering assistance (up to 3x's weekly)</li> <li>• <b>Grooming:</b> assistance with grooming (washing face, brushing teeth, brushing hair, applying makeup and/or shaving)</li> <li>• <b>Dressing/undressing:</b> total hands on assist with AM, PM and PRN dressing tasks, includes assistance with application/removal of TED stockings/hose</li> <li>• <b>Toileting:</b> total incontinence management, includes assisting with catheter/ostomy cares and bag emptying at least daily (if applicable and varies by location)</li> <li>• <b>Mobility/transferring:</b> hands-on assistance of up to two persons or a mechanical lift for transfers (if allowed by state regulations and community)</li> <li>• <b>Cognition/behavior:</b> ongoing staff monitoring, redirection and management for inappropriate behaviors including, but not limited to: sexually inappropriate behaviors, urinating in inappropriate places and/or smearing feces or other bodily fluids, undressing in public areas, hallucinations or delusions, verbally or physically aggressive/intrusive/ combative behaviors (including destruction of property); 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.)</li> <li>• <b>Safety/risk:</b> required or requested checks every 1-3 hours; additional fall risk interventions</li> </ul>	

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 SERVICE CHARGES

#### Additional Non-Healthcare Services

Laundry services (per additional load) .....	\$20.00
Additional light housekeeping services (per 15 min) .....	\$20.00
Professional carpet cleaning services.....	(actual cost)
Additional general maintenance service on personal items (per 15 min) .....	\$ 20.00
Carpet Cleaning (per 30 minutes).....	\$35.00
Repairs, upgrades, alterations .....	(actual cost)
Additional Storage fee (per space) .....	\$24.00
Underground Parking fee (per stall) .....	\$60.00
Meal – Resident tray service (per delivery) (if due to illness, complimentary up to three consecutive days).....	\$5.00
Home health services (contact home health staff for details) .....	rates vary
Replacement fees:	
Lost mailbox, apartment, front door, medication box/cupboard key (each)	\$30.00
Lost/damaged Badge.....	\$30.00
Lost/damaged personal emergency pull cord (each) .....	(actual cost)
Lost/damaged personal emergency response fall pendant (each) .....	(actual cost)
Lost/damaged garage door opener.....	\$45.00
Personal Emergency Response pendant replacement (each) .....	(actual cost)
Salon services .....	(rates posted)
Guest suite (per night, reservation required) .....	\$85.00
Resident Meal – Ala Carte .....	\$10.00
1 Meal per Day Package.....	\$280.00
2 Meal per Day Package.....	\$480.00
3 Meal per Day Package.....	\$640.00
Meal - Guest Meal.....	\$12.00
Pet fee (monthly) .....	\$30.00
Unit transfer fee .....	\$600.00
Postage .....	(actual cost)

### Additional Healthcare Services:

Shower setup .....	\$20.00
Shower assistance not included in level of care .....	\$38.00
Foot care, non-diabetic, includes soak, pumice & nail trim (each time) .....	\$42.00
Foot care, diabetic, by RN, includes soak and toe nail trimming (each time) .....	\$60.00
Grooming assistance (per month, included in Levels 3 – 5) .....	\$330.00
Hospice care coordination (per month) .....	\$238.00
Infection control, special precautions (per month) .....	\$120.00
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**