

# Assisted Living



Blackduck  
152 Margaret Ave NW  
Blackduck, MN 56630  
(218) 835-5483  
good-sam.com

## RATES EFFECTIVE JAN. 1, 2026

**PRE MOVE-IN FEE:**

Non-refundable administrative processing fee  
(Due at time of approved application) ..... \$150.00

**MOVE-IN FEE:**

Non-refundable community fee ..... \$1,000.00

**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)

\_\_\_\_\_  
(Resident Signature)

Unit Type	Square Feet	Total Monthly Fee (non-optional)
1 bed 1 bath	560	<b>\$3,078.00</b>
2 bed 2 bath	845	<b>\$3,637.00</b>
Additional Person Base Services Fee		<b>\$263.00</b>

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

### INCLUDED IN MONTHLY FEE

**Amenities:**

- Private apartment with lockable door that can be personally furnished and decorated
- Furnished appliances (full size washer and dryer, dishwasher, full size refrigerator, range and microwave)
- Furnished window treatments
- Basic utilities (water, sewer, refuse collection, electricity, heating and cooling) (telephone not included)
- General maintenance to the building, grounds and furnished appliances (including snow removal and lawn care)
- Individually controlled heating/air conditioning in apartment (air conditioning throughout common areas)
- Interior mailboxes and mail drop

## ***Assisted Living***

- Community room/chapel for socialization, worship services and daily devotions
- Access to common areas and amenities including great room/dining room, sunroom, patio area, 24 hour coffee bar, hair salon, library and private dining
- Uncovered parking space (based on availability)
- Controlled security access during night time hours

### **Services:**

- Personal emergency response system (for those on services)
- 24-hour staffing
- Well-being checks once per day
- Basic cable TV (common areas only)
- Wireless Internet access
- Scheduled light housekeeping once per week
- Trash removal daily as needed
- Two scheduled loads of personal laundry per week
- One scheduled linen service and bedding change per week
- Tray delivery service for temporary illness
- Scheduled spiritual ministries, recreational and well-being opportunities
- Priority access to the healthcare center Good Samaritan Society – Blackduck for short or long term care and rehabilitation (Physical Therapy, Occupational Therapy, Speech Therapy)

## **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 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.

## Assisted Living

<b>HEALTHCARE SERVICES LEVEL 1</b>	<b>\$420.00</b>
<ul style="list-style-type: none"><li>• 24/7 licensed nurse available to medication aides or universal workers for questions and concerns</li><li>• <b>Registered nurse (RN) Level of Care Evaluation:</b> minimally upon admission, annually, and with changes in condition and/or as required per state regulations or Good Samaritan Society policy</li><li>• <b>Healthcare coordination:</b> managing physician orders, may include appointment scheduling</li><li>• <b>Vital signs/weight monitoring:</b> monthly</li></ul>	
<b>HEALTHCARE SERVICES LEVEL 2</b>	<b>\$866.00</b>
<ul style="list-style-type: none"><li>• <b>Healthcare Services Level 1 +</b></li><li>• <b>Medications:</b> assistance with medication passes 1-3 times daily (does not include 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>Nutrition:</b> set up assistance with meals (opening cartons, cutting meat)</li><li>• <b>Dressing/undressing:</b> assistance with selection and laying out of clothes (set up) and/or assistance with adaptive devices</li><li>• <b>Toileting:</b> verbal reminders to use the bathroom (no hands on assistance)</li><li>• <b>Cognition:</b> redirection and cueing (less than weekly) related to cognitive impairment</li><li>• <b>Safety/risk:</b> additional fall risk interventions</li></ul>	
<b>HEALTHCARE SERVICES LEVEL 3</b>	<b>\$1,276.00</b>
<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></ul>	

## ***Assisted Living***

- **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

### **HEALTHCARE SERVICES LEVEL 4**

**\$1,901.00**

- **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)
- **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

## Assisted Living

### HEALTHCARE SERVICES LEVEL 5

**\$2,809.00**

- **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)
- **Nutrition:** feeding assistance
- **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)
- **Dressing/undressing:** total hands on assist with AM, PM and PRN dressing tasks, includes assistance with application/removal of TED stockings/hose
- **Toileting:** total incontinence management, includes assisting with catheter/ostomy cares and bag emptying at least daily (if applicable and varies by location)
- **Mobility/transferring:** hands-on assistance of one persons for transfers (if allowed by state regulations and community)
- **Cognition/behavior:** ongoing staff monitoring, redirection and management for inappropriate behaviors, verbally or physically aggressive/intrusive/ combative behaviors and/or frequently refuses to accept cares
- **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.

# **Assisted Living**

## **ANCILLARY SERVICES CHARGES**

<b>Additional Non-Healthcare Services</b>	
Laundry services (per additional load) .....	\$20.00
Housekeeping services	
Additional light housekeeping services (per 15 min) .....	\$20.00
Deep cleaning services (i.e. oven, carpets, windows) (per 15 min) ....	\$20.00
Professional cleaning services .....	(actual cost)
Additional general maintenance service on personal items (per 15 min)	\$20.00
Repairs, upgrades, alterations .....	(actual cost)
Meal plan – 1 meal per day (monthly).....	\$270.00
Meal plan – 2 meals per day (monthly).....	\$425.00
Meal plan – 3 meals per day (monthly).....	\$480.00
Additional meal (per meal, per person) .....	\$10.00
Meal – Resident tray service (per delivery) (complimentary up to three consecutive days if due to communicable illness) .....	\$5.00
Parking garage (as available) (per month) .....	\$60.00
Replacement costs:	
Replacement of lost/damaged garage door opener .....	\$60.00
Replacement of lost mailbox or apartment key .....	\$30.00
Replacement of lost/damaged personal emergency response pendant (each)	\$220.00
Cable TV Duplex Standard Service (per month) .....	\$20.00
Salon – Hair and nail care services .....	(rates posted)
Guest meals - breakfast, lunch or dinner (per meal, per person).....	\$10.00
Pet fee (monthly) .....	\$30.00
Apartment transfer fee.....	\$500.00
Copies (per page, per side) .....	\$0.10
Faxes (per page).....	\$0.25
Postage .....	(actual cost)

<b>Additional Healthcare Services:</b>	
Shower setup .....	\$20.00
Shower assistance not included in level of care .....	\$38.00
Whirlpool assistance not included in level of care .....	\$50.00
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
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

## ***Assisted Living***

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

**RATES ARE SUBJECT TO CHANGE WITH PROPER WRITTEN NOTICE**



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