

Assisted Living

EDGEBROOK ESTATES
ASSISTED LIVING

RATES
EFFECTIVE JAN. 1, 2026

Edgebrook Estates
301 5th Ave N
Edgerton, MN 56128
(507) 442-5080
good-sam.com

PRE MOVE-IN FEE:

Non-refundable administrative processing fee
(Due at time of approved application) \$100.00
Nurse assessment fee \$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	480	\$2,983.00
Additional Person Base Services Fee		\$718.00

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 (refrigerator and microwave), window treatments and outlets for telephone
- Basic utilities (water, sewer, refuse collection, electricity, heating and cooling, and recycling) (telephone service not included)
- Individually controlled heating and air conditioning in apartment
- General maintenance of furnished appliances, apartment, building and grounds
- Private interior mail box and key for US Postal Service and outgoing mail
- Controlled security access during overnight hours
- Uncovered parking spaces (based on availability)
- Access to common areas and amenities:

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- Library
- Private dining room (reservations recommended)
- Lounges and gathering areas
- Community laundry room available at no charge
- Personal emergency response system including one personal help button and one fixed transmitter on bathroom wall of apartment (for those on services)

Services:

- 24-hour staffing
- Daily well-being check
- Basic cable television
- Wireless internet access
- Light housekeeping once per week
- Daily trash removal - frequency
- Up to two scheduled loads of personal laundry per week
- One scheduled load of linen change per week
- Tray delivery service offered (no charge for up to 3 consecutive days if due to illness)
- Coffee hour with daily snacks two times daily
- Scheduled social, religious, educational, and recreational activities communicated by the activity calendar
- Assistance with arranging medical appointments
- Priority access to Edgebrook Care Center

<h2>HEALTHCARE SERVICE LEVELS – ASSISTED LIVING</h2>

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.

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HEALTHCARE SERVICES LEVEL 1	\$490.00
<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 Good Samaritan Society policy • Healthcare coordination: managing physician orders, may include appointment scheduling • Vital signs/weight monitoring: monthly 	
HEALTHCARE SERVICES LEVEL 2	\$750.00
<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	\$1,150.00
<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) 	

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- **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

\$1,755.00

- **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 Level 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:** occasional 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

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HEALTHCARE SERVICES LEVEL 5	\$2,755.00
<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) • Nutrition: set up assistance with meals (opening cartons, cutting meat) • 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 one person 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 <u>and/or</u> 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.

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Ancillary Services

Additional Non-Healthcare Services

Laundry services (per additional load)	\$20.00
Daily bed making service (per month)	\$110.00
Housekeeping services	
Additional light housekeeping services (per 15 min)	\$20.00
Deep cleaning services (i.e. carpets, windows) (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 plan – 3 meals per day (monthly)	\$640.00
Meal plan – 2 meals per day (monthly)	\$480.00
Meal – Resident tray service (per delivery) (if due to illness, complimentary up to three consecutive days)	\$7.50
Replacement fees:	
Lost mailbox, apartment, front door, mailbox key	\$30.00
Mail lock replacement	\$30.00
Lost/damaged personal emergency response pendant (each)	\$220.00
Salon services	(rates posted)
Meal - Guest breakfast	\$8.00
Meal - Guest lunch	\$12.00
Meal - Guest dinner/supper	\$10.00
Unit transfer fee	\$500.00
Postage	(actual cost)

Additional Healthcare Services:

Shower setup	\$20.00
Shower assistance not included in level of care	\$38.00
Whirlpool assistance not included in level of care	\$50.00
Diet, texture modifications (per month)	\$218.00
Hospice care coordination (per month)	\$260.00
Infection control, special precautions (per month)	\$121.00
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
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

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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



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