

Assisted Living



Brandt Ridge
1102 2nd St S
St James, MN 56081
(507) 375-6120
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	445	\$2,893.00
2 bed 1 bath	586	\$3,093.00
2 bed 2 bath	774	\$3,393.00
Additional Person Base Services Fee		\$420.00

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 / freezer, microwave, window treatments)
- Basic utilities (water, gas, sewer, refuse collection, electricity, heating and cooling) (telephone not included)
- Individually controlled heating and air conditioning
- Controlled security access
- General maintenance of grounds, apartment and furnished appliances
- Library, fitness room, activity room, beauty shop, private dining room, community room and lounges
- Uncovered parking space (based on availability)

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- Private mailbox and key for U.S. Mail Service
- Salon services on site

Services:

- Personal emergency response system (for those on services)
- 24-hour staffing
- Well-being checks at each shift and/or meal
- Basic cable television
- Wireless Internet access
- Light housekeeping once per week
- Daily trash removal from apartment
- Two scheduled loads of personal laundry per week
- One scheduled linen service and bedding change per week
- Daily coffee hour with snacks available
- Scheduled spiritual ministries, recreational and well-being opportunities
- Scheduled transportation in-town (as available)

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.

HEALTHCARE SERVICES LEVEL 1

\$336.00

- 24/7 licensed nurse available to medication aides or universal workers for questions and concerns

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- **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

\$966.00

- **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

\$1,386.00

- **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 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)
- **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

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- **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

\$1,806.00

- **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, and BIPAP/CPAP (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)
- **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
- **Mobility/transferring:** occasional assistance of one staff person
- **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

\$2,835.00

- **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, and BIPAP/CPAP (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)
- **Dressing/undressing:** total hands on assist with AM, PM and PRN dressing tasks, includes assistance with application/removal of TED stockings/hose
- **Toileting:** incontinence assistance at least once daily
- **Mobility/transferring:** occasional assistance of one staff person
- **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 4-7 hours; additional fall risk interventions

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
Housekeeping services	
Additional light housekeeping services (per 15 min) (as available) ...	\$20.00
Deep cleaning services (i.e. refrigerator, carpets, windows) (per 15 min) (as available)	\$20.00
Professional cleaning services	(actual cost)
Daily bed-making service (per month)	\$165.00
Additional general maintenance service on personal items (per 15 min)	\$20.00
Repairs, upgrades, alterations	(actual cost)
Meal plan – 3 meals a day (monthly).....	\$640.00
Meal – Resident tray service (per delivery).....	\$5.00
Garage rent (as available) (per month)	\$45.00
Replacement of lost mailbox or apartment key	\$30.00
Replacement of personal emergency response pendant/door transmitter	\$220.00
Replacement of lost/damaged garage door opener (each).....	\$110.00
Salon services	(actual cost)
Guest suite (per night).....	\$85.00
Meal - Guest breakfast.....	\$10.00
Meal - Guest lunch.....	\$12.00
Meal - Guest dinner/supper	\$12.00
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Apartment transfer fee.....	\$500.00
Pet fee (monthly)	\$30.00
Copies (per page, per side)	\$0.25
Faxes (per page)	\$1.00

Additional Healthcare Services:
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Shower setup	\$20.00
Shower assistance not included in level of care	\$38.00
Whirlpool assistance not included in level of care	\$50.00
Hospice care coordination (per month)	\$110.00
Diet, therapeutic (per month)	\$218.00
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
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 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 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.*

Additional health services will be referred to the Home Health Agency. RESIDENT will be billed by the Home Health Agency directly.

RATES ARE SUBJECT TO CHANGE WITH PROPER WRITTEN NOTICE



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