

Assisted Living



RATES EFFECTIVE JAN. 1, 2026

Mikkelsen Manor
725 Fuller Dr
Windom, MN 56101
(507) 831-1788
good-sam.com

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	485	\$2,900.00
Additional Person Base Services Fee		\$500.00

****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
- Spacious floor plans including kitchenette (includes microwave, refrigerator, and window coverings)
- Utilities (water, sewer, electric, gas, garbage) (telephone not included)
- Individually controlled heating and air conditioning
- General maintenance of the grounds, building, apartment and furnished appliances
- Parking area located in the front parking lot
- Interior individual mailboxes located near entrance to the building
- Controlled security access
- Access to amenities:
 - RESIDENT lounge areas

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- Sunrooms
- Private meeting spaces
- Activity room
- Private dining room (by reservation)
- Beauty/barber Shop (extra charge applies per beautician fees)
- Exercise room
- Fireside lounge and library
- Outdoor sitting area
- Walking path

Services:

- 24-hour qualified staff coverage
- Personal emergency response equipment with pendant and wall-mounted alert panel in bathrooms (for those on services)
- Basic Television Service
- Wireless internet access
- Light housekeeping once per week
- Daily trash removal
- Laundry service, two loads one time per week
- One scheduled linen service and bedding change per week
- Tray service for temporary illness for up to 3 consecutive days
- Spiritual ministries, recreational, exercise, and well-being opportunities available and communicated by Community of Life Calendar
- Scheduled bus transportation in the city of Windom Monday through Friday based on availability
- Assistance with scheduling appointments
- Daily well-being checks
- Mail service - incoming and outgoing

<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 not longer than 90 days. Should a resident be evaluated as needing healthcare services exceeding those provided, discharge to a facility providing a higher level of care will be

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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	\$761.00
<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	\$1,165.00
<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 • Cognition: redirection and cueing (less than weekly) related to cognitive impairment • Safety/risk: additional fall risk interventions 	

HEALTHCARE SERVICES LEVEL 3	\$1,570.00
<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 supervision of insulin injections 1-2 times daily • Nutrition: set up assistance with meals (opening cartons, cutting meat) • Showering: showering assistance (up to 2x's weekly) 	

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- **Grooming:** set-up and cuing assistance with grooming (example: 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:** 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

\$1,975.00

- **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: controlled** diabetes management with assistance with and/or monitoring of blood sugar checks and/or supervision of insulin injections 3 or more times daily; includes management and monitoring of one (1) of the following: 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:** set-up and cuing assistance with grooming (example: 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:** Scheduled incontinence assistance at least once daily, includes catheter/ostomy care by staff
- **Mobility:** escorting to and from meals and activities
- **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:	\$2,500.00
<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) • 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: set-up and cuing assistance with grooming (example: 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: Scheduled incontinence assistance at least once daily, includes catheter/ostomy care by staff • Mobility: escorting to and from meals and activities • Cognition/behavior: ongoing staff monitoring, redirection and management for inappropriate behaviors including, but not limited to: hallucinations or delusions, verbally or physically aggressive/intrusive behaviors; frequently refuses to accept cares (e.g., medications, dressing, going to the dining room for meals, getting out of bed, etc.) • Safety/risk: required or requested checks every 4-7 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
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 plus snacks (monthly)	\$600.00
Meal plan – 2 meals per day plus snacks (lunch and supper) (monthly) ...	\$480.00
Meal – Resident tray service (per delivery) (if due to contagious illness, complimentary up to three consecutive days).....	\$10.00
Replacing lost mailbox or apartment key	\$30.00
Additional TV hook up in apartment (1 included per apartment) (one time fee).....	\$200.00
Personal Emergency Response pendant replacement (each).....	\$220.00
Salon services	(rates posted)
Guest room (per night).....	\$80.00
Meal - Guest	\$12.00
Meal - Guest holiday/special meal (adult)	\$15.00
Unit Transfer Fee	\$500.00
Pet Fee (monthly)	\$30.00
Copies or faxes (per page, per side)	\$0.10
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
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)	\$260.00
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

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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)	\$33.00
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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