

Assisted Living



RATES EFFECTIVE JAN. 1, 2026

The Lodge of Winthrop
204 S County Rd 33
Winthrop, MN 55396
(507) 647-3980
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	437	\$3,000.00
Additional Person Base Services Fee		\$450.00

****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 refrigerator/freezer, microwave, and window coverings)
- Utilities (water, sewer, electric, gas, garbage, recycling) (telephone not included)
- Individually controlled heating and air conditioning
- General maintenance of the grounds, building, apartment and furnished appliances
- Parking area located in front of the building
- Interior individual mailboxes located near the entrance to the building
- Controlled security access
- Connected to medical clinic

Assisted Living

- Access to amenities:
 - RESIDENT lounge area with fireplace
 - Fitness equipment
 - Sunroom
 - Private dining room
 - Beauty/barber Shop (extra charge applies per beautician fees)
 - Outdoor sitting areas
 - Walking path

Services:

- 24-hour qualified staff coverage
- Personal emergency response equipment with pendant and wall mounted alert panels in bathrooms (only for those on services)
- Basic cable television
- 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 activity calendar
- Assistance with scheduling appointments and arranging transportation
- Daily well-being checks
- Priority access to Good Samaritan Society Care Center for rehabilitation/therapy/long term care
- Mail service - incoming and outgoing

HEALTHCARE SERVICE LEVELS – THE LODGE

The Lodge community offers Healthcare Service Levels: 1 - 4

The philosophy of The Lodge 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.

The Lodge 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,

Assisted Living

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	\$950.00
<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	\$1,500.00
<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	\$2,000.00
<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) 	

Assisted Living

- **Grooming:** assistance with grooming (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/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

\$2,500.00

- **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
- **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

\$3,200.00

- **Healthcare Services Level 1 +**

Assisted Living

- **Medications:** assistance with medication passes 5-6 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)
- **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)
- **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 The Lodge 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 SERVICES

Additional Non-Healthcare Services

Laundry services (per additional load)	\$20.00
Linen change service (per time)	\$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

Assisted Living

Repairs, upgrades, alterations	(actual cost)
Resident meal plans*	
2 meals a day (monthly)	\$580.00
3 meals a day (monthly)	\$640.00
Meal – Resident tray service (per delivery) (if due to illness, complimentary up to three consecutive days)	\$5.00
Replacing lost mailbox or apartment key	\$30.00
Personal Emergency Response pendant replacement (each)	\$220.00
Salon services	(rates posted)
Meal - Guest breakfast.....	\$8.00
Meal - Guest lunch.....	\$12.00
Meal - Guest dinner/supper	\$12.00
Meal - Guest holiday/special meal.....	\$15.00
Apartment transfer fee.....	\$500.00
Copies or faxes (per page, per side)	\$0.25
Postage	(actual cost)

Telephone installation and monthly charges are the responsibility of the RESIDENT. Other incidental charges may be added to the service plan as the need arises.

****Meal plans must be decided at the signing of the contract, decided meals can only be changed with a 30-day notice.***

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
Daily weight management (per month, included in Levels 2 – 5).....	\$218.00
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, including 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

Assisted Living

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.*

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

EXTENDED ABSENCE PROGRAM:

After an absence of 30 consecutive days, the Healthcare Services level will be dropped to Service Level 1. The Housing Fee and the Base Services fee will continue to be charged. Upon return, the Healthcare Services fee will reinstated per a resident assessment.

RATES ARE SUBJECT TO CHANGE WITH PROPER WRITTEN NOTICE



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