

# Assisted Living



## RATES EFFECTIVE JAN. 1, 2026

Woodland Senior Living Apartments  
200 Buffalo Hills Ln E  
Brainerd, MN 56401  
(218) 829-1429  
good-sam.com

### PRE MOVE-IN FEE:

Non-refundable administrative processing fee  
(Due at time of approved application) ..... \$250.00  
Initial Nurse Assessment Fee..... \$500.00

### 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	506	<b>\$1,960.00</b>
2 bed 1 bath	804	<b>\$2,215.00</b>
1 bed 1 bath	630	<b>\$2,198.00</b>
2 bed 1 bath	882	<b>\$2,418.00</b>
Additional Person Base Services Fee		<b>\$273.00</b>

## INCLUDED IN MONTHLY FEE

### Amenities:

- Private Apartment with lockable door that can be personally furnished and decorated
- Spacious floor plans including full kitchen (includes refrigerator and range) and window coverings
- Individually controlled heating and air conditioning
- Basic utilities (water, sewer, refuse collection, recycling, electricity, heating and cooling) (telephone not included)
- Coin-free community laundry rooms with unlimited use
- General maintenance to the building, grounds and furnished appliances (includes snow removal and lawn care)
- Interior individual mailboxes located near entrances to the apartment building

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- Uncovered parking space (based on availability)
- Controlled security access
- Access to in-house rehabilitation and therapy services
- Access to amenities:
  - Fitness room
  - Convenient marketplace (café and gift shop)
  - Beauty & barber shop
  - Comfortable guest apartment
  - Chapel services
  - Inviting gas fireplaces in common areas
  - Library
  - Walking paths for your wellness and enjoyment

### **Services:**

- 24-hour awake staff
- Cable television services\*
- Wireless internet access
- Scheduled light housekeeping
- Ala carte meal plans available (See cost under Ancillary Service Charges)
- Tray service for temporary illness
- Limited scheduled local transportation provided to local shopping and entertainment locations
- Scheduled spiritual ministries, recreation and well-being opportunities available and communicated by activity calendar

\*For effective cable TV service, resident TV must be digital

## **HEALTHCARE SERVICE LEVELS – ASSISTED LIVING**

### **This assisted living community offers Healthcare Service Levels: 1 - 5**

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 – 5. 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	<b>\$995.00</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> <li>• <b>Other services:</b> <ul style="list-style-type: none"> <li>○ Emergency response equipment including one (1) wall mount alert panel with pendant (options available)</li> <li>○ Regular safety checks</li> <li>○ Homemaking services daily (trash removal, bed-making)</li> <li>○ Two scheduled loads of personal laundry per week</li> <li>○ One scheduled linen service and bedding change per week</li> </ul> </li> </ul>	
HEALTHCARE SERVICES LEVEL 2	<b>\$1,646.00</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>	
HEALTHCARE SERVICES LEVEL 3	<b>\$2,517.00</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> </ul>	

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- **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)
- **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**

**\$3,210.00**

- **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 & 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, 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

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- **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**

**\$3,767.00**

- **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)
- **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 including, but not limited to: sexually inappropriate behaviors, urinating in inappropriate places and/or smearing feces or other bodily fluids, undressing in public areas, hallucinations or delusions, verbally or physically aggressive/intrusive/combative behaviors (including destruction of property); frequently refuses to accept cares (e.g., medications, dressing, going to the dining room for meals, getting out of bed, toileting, changing incontinent products, etc.)
- **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

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**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 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)
Resident meal plan	
Three meals a day plan (monthly) .....	\$640.00
Breakfast (monthly) .....	\$190.00
Lunch (monthly) .....	\$300.00
Supper (monthly) .....	\$255.00
Individual meal delivery (complimentary up to 3 consecutive days of illness)	\$5.00
Meal delivery daily (monthly charge) .....	\$130.00
Garage (per month, if applicable) .....	\$60.00
Replacement of lost mailbox or apartment key .....	\$50.00
Replacement of personal emergency response pendant (each) .....	(actual cost)
Salon services .....	(rates posted)
Guest suite 1 bed (per night, reservation required) .....	\$85.00
Guest suite 2 bed (per night, reservation required) .....	\$95.00
Meal – Guest breakfast (24 hour notice appreciated) .....	\$10.00
Meal - Guest lunch (24 hour notice appreciated) .....	\$15.00
Pet Fee (monthly) .....	\$50.00
Unit transfer fee (if applicable) .....	\$500.00
Copies (per page, per side) .....	\$0.10
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, 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
Infection control, special precautions .....	(actual charges)
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;	

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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) .....	\$260.00
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 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 and Guardian.*

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



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