

Roseville Enhanced Care Pricing



APARTMENTS

| | Square Feet | Monthly Rent |
|---|---------------|--------------|
| STUDIO | 417-426 | \$2,675 |
| Resident is required to purchase the Enhanced Care Package to reside in Enhanced Care (see page 2) and pay a one-time Community Fee (see page 3). | | |
| Second Person Occupancy Charge | | \$160/month |

FEATURES AND AMENITIES

- Dining room with chef-prepared meals and table-side service
- Bistro
- Library
- Club room
- On-site salon and spa
- Fitness studio
- Movie theater with comfortable, theater-style seating
- Community room for parties, special events and educational programs
- Enhanced Care lounge with fireplace and dining room
- Front desk concierge
- Controlled building entry
- Gazebo overlooking natural landscape
- Access to walking paths and to nearby Langton Lake

INCLUDED IN THE MONTHLY RENT

- Private studio apartment with kitchenette
- Gas, electric, water, trash and recycling
- Apartment home maintenance, including appliance repairs, and plumbing
- Individual climate control
- Cable TV
- Guest shared unsecured wireless internet
- Daily refreshments and snacks

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ENHANCED CARE PACKAGE

Each resident is **required** to purchase the Enhanced Care Package to receive enhanced care services.

Enhanced Care\$10,400/month

INCLUDED IN THE ENHANCED CARE PACKAGE

- Initial and subsequent service plan updates; including care conferences, care coordination and a recreational plan of care
- Registered Nurse 40 hours/week and on-call 24 hours/day
- Additional licensed nursing staff hours may be available on-site during select awake hours
- Regular nursing rounding
- Weekly health maintenance checks per plan of care (vitals, weight, pain, etc.)
- Dedicated personal care staff on duty 24 hours/day
- Clinical record maintenance
- Personal emergency response pendant and pull cord
- Safety checks
- Daily bed-making and trash removal
- Weekly housekeeping and two loads of laundry per week
- Dressing and grooming in morning and evening
- Specialized Diets Level I and Level II
- Escorts to meals and activities
- Assistance during meals, snacks and hydration such as cutting, serving and encouragement
- Assistance of 1-2 staff or mechanical lift for mobility/transfers
- Medication administration including as-needed medication and medication changes
- Partnership with AccentCare Fairview Home Health, Hospice and Therapies to provide restorative and end of life services covered by Medicare or other third-party insurance providers
- Family education provided through support groups and family councils
- Scheduled and unscheduled bathroom/incontinence assistance
- Incontinence supplies from select vendor
- Respiratory services including oxygen, nebulizer, CPAP and BIPAP assistance
- Enriching activities, holistic wellness and fitness programs
- Scheduled group transportation

ADDITIONAL LICENSED NURSING SERVICES

These and other licensed nursing services are available for an additional fee based upon the nursing assessment.

- Catheter
- Tube feeding
- Ongoing lab management (INR)
- Wound care
- Ostomy care
- Self-administered or outside pharmacy medication set-up
- Injections
- Diabetes management

FOOD PLAN

Our dining room serves three chef-prepared meals daily. Residents are not required to purchase a food plan. If the resident opts out of participation in the three meals per day food plan, the resident’s family will be required to prepare and provide all three meals per day to the resident (without staff assistance).

Three Meals Per Day \$320/month

ADDITIONAL OFFERINGS

Resident may purchase the following additional services and amenities as per the listed fees:

Housekeeping \$30/half hour
 Maintenance \$40/half hour
 Guest Breakfast, Lunch, Dinner \$16.50/meal
 Long Term Care Insurance Processing Fee \$55.50/month
 Secured Storage Lockers \$30/month

COMMUNITY FEE \$2,000

A one-time nonrefundable fee (community fee) is paid prior to move-in to reserve your apartment. The fee covers the cost of maintaining the home and preparing your apartment.

Prices are subject to change. Effective 1/1/2026

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MONTHLY COST SUMMARY: ENHANCED CARE

We are honored you are considering calling our community home for your loved one. Let's take a closer look at your estimated monthly costs.

| | |
|-------------------------------------|----------|
| Rent For Apartment | \$ _____ |
| Enhanced Care Package | \$ _____ |
| Additional Nursing Services | \$ _____ |
| Food Plan | \$ _____ |
| Second Person Occupancy Charge | \$ _____ |
| Second Person Enhanced Care Package | \$ _____ |
| Second Person Food Plan | \$ _____ |
| Total | \$ _____ |

Costs listed above are estimations only, and a full understanding of the services needed and associated costs can be provided after the nurse assessment. Additional offerings and licensed nursing services are available for an added fee. Prices subject to change.

NOTES: