



**ENRICHING THE LIVES OF SENIORS**  
**Independent Living Rates**  
**Effective January 1, 2026**

We offer a variety of Independent Living options to suit your needs. We have everything from a one-bedroom apartment to a 2,500 square foot single home with two-car garage.

<u><b>Village Apartments</b></u>	<u><b>Entrance Fee</b></u>	<u><b>Monthly Fee</b></u>
One-Bedroom	\$125,780	\$700
Two-Bedroom	\$153,065	\$799
Two-Bedroom (Cluster)	\$203,643	\$866
<u><b>Single Homes</b></u>		
Two-Bedrooms, One Bath, + One-car garage, 1,000 sq. feet +	\$292,820 and up	\$1,065-1,331
<u><b>Aushman Apartments (main building)</b></u>		
One-Bedroom	\$199,650	\$1,265
Two-Bedroom	\$239,580	\$1,331

*Second person fee is \$200 per month for any apartment or cottage*

**What is covered by your monthly maintenance fee for homes, cottages and Village apartments?**

- |                 |                     |
|-----------------|---------------------|
| • Water         | • Snow Removal      |
| • Sewer         | • Chaplain Services |
| • Trash Removal | • Mowing            |

**Repairs to the home, such as, roofs, windows, electrical, plumbing, heating, air conditioning, etc.**

- Repairs or replacement of appliances supplied by the Community
- Transportation for group shopping & activities
- Access to Emergency Nursing Response.
- Onsite Medical Clinic is available 1-day week
- Non-emergency Nursing Service must be scheduled

***Charges for electric, telephone, reimbursement of property taxes and cable TV are the responsibility of the Resident.***

**Additional services covered for Aushman Apartments:**

- |  |                     |
|--|---------------------|
| • Centralized Heat and Air Conditioning    | • Cable TV          |
| • Property Taxes (included in monthly fee) | • Nurse Call System |

**Other Services Available at an Additional Fee**

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| • Meals in the Dining Room      | • Housekeeping and Laundry Services |
| • Beauty Shop / Barber Services | • Transportation                    |

**Meal Plans are Available for an Additional Fee**

One Meal per Day \$229 / month (plus tax)

Two Meals per Day \$382 / month (plus tax)

Three Meals per Day \$509 / month (plus tax)

**Guest Room**

1 person - \$83 (includes breakfast); for two persons, \$96; for three, \$107; for four, \$124.

**Entrance Fee (E.F.)**

This is a one-time payment that, along with the Monthly Fee, covers a lifetime lease on the Independent Living cottage or apartment of your choice. Refund provisions are described below.

A. If you live in your cottage or apartment for less than 5 years and leave, either by death or by choice, you will be due a partial refund.

Year 1: 80%, Year 2: 60%, Year 3: 40%, Year 4: 20% Year 5: 0%

After 60 months there is no cash refund.

***Carefully read the Residency Agreement for the conditions that must be satisfied before Fahrney-Keedy Home & Village is required to pay the Entrance Fee refund.***



## Independent Living Services

Effective January 1, 2026

### Meals

	<b>Rate</b>		
<b>Meal Plan A</b> (1 meal per day)	\$ 229.00	per month	
<b>Meal Plan B</b> (2 meals per day)	\$ 382.00	per month	
<b>Meal Plan C</b> (3 meals per day)	\$ 509.00	per month	
Individual Meals	\$ 9.00	each	
Holiday Meals	\$ 15.00	each	
Meal delivery (Village-Lunch & Dinner)	\$ 4.00	each	plus tax

### Non-Routine Maintenance Services

	<u>Minimum Rate</u>		<u>After minimum:</u>
<i>Scheduled</i> Monday - Friday, 7:30am - 4:00pm	\$ 13.00	per 1/4 hr	Billed in 1/4 hr increments
Mileage	\$ 0.70	per mile	All non emergency miles
Supplies		Prevailing rates	plus tax

### Landscaping Services

Level 1 mulch Annual	\$636	Cottage/Duplex
	\$192	Row apt/Cluster
		Ancillary beds around cottage property
Level 2 Mulch Annual	\$636	

### Transportation (Local)

Transportation (wheelchair)	\$ 65.00	1 hr min.	billed in 1/4 hr increments thereafter
Transportation (outside of local area)	\$ 127.00	1 hr min.	plus IRS mileage rate (currently \$.70/mile)

### Other

NSF fee for returned checks	\$ 48.00	each	
Lost keys	\$ 37.00	each	
Guest Regular Meals	\$ 9.00	each	plus tax
Holiday Guest Meals	\$ 15.00	each	plus tax

### Guest Room

1 person (includes breakfast)	\$ 83.00	day
2 persons (includes breakfast)	\$ 96.00	day
3 persons (includes breakfast)	\$ 107.00	day
4 persons (includes breakfast)	\$ 124.00	day

### Beauty Shop Charges

Men's Haircut	\$ 20.00
Womens Haircut (no shampoo)	\$ 20.00
Shampoo	\$ 11.00
Shampoo/Cut/Dry	\$ 25.00
Shampoo/Set	\$ 25.00
Curl Only	\$ 13.00
Perm (includes cut & set)	\$ 82.00
Shampoo/Cut and Dry/Curl	\$ 39.00
In Room Service (extra fee)	\$ 14.00
Shampoo/Color/Cut/Set	\$ 65.00
Facial Hair Trim/ Beard Trim	\$ 7.00



## Independent Living Services (cont.)

Effective January 1, 2026

### Companion Services (Non-Medical)

Includes Housekeeping

**\*Minimum 1 hr. service - no 1/4 or 1/2 hour increments**

		<u>Rate</u>	
<b>Hourly Charge</b>	Less than 4 hrs. per day	\$ 40.00	per hour

### In-Home Personal Care / Nursing Services

	<u>1/2 hr</u>	<u>1 hr</u>
Nursing Assistant / Med Tech	\$ 22.00	\$ 44.00
Medication Aide	\$ 25.00	\$ 50.00
Nurse	\$ 37.00	\$ 72.00

<u>Ala Carte Services</u>	<u>Rate</u>		
Blood Pressure Check	\$ 9.00	each	
Injections/Blood Sugar Check	\$ 15.00	each	
Flu Vaccine	per Medicare rate		
Wound dressings	per Market rate		
Labs- wound culture	\$25.00	Each	charges applied if supplies provided by FK
Wound Care Simple	\$13.00	Each	
Wound Care complex	\$25.00	Eacg	