

WINTER PARK CARE AND REHABILITATION

Report ID: CCN 105332
Generated: 2026-07-23T14:01:03.531Z

§ 1 Facility Identity

Facility	WINTER PARK CARE AND REHABILITATION
CCN	105332
Location	2970 SCARLETT RD, WINTER PARK, FL, 32792
Ownership type	For profit - Limited Liability company
Certified beds	103

§ 2 CMS Federal Record

Civil money penalties on file	\$73,968
Deficiency citations — current cycle	4 (300% vs prior 24 months (1))
Deficiency citations — prior 24 months	1
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	0
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$73,968
FL state average	\$26,765 (this facility is 2.8× the FL average)
National average	\$31,239 (this facility is 2.4× the national average)

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

§ 4 Current-Cycle Deficiencies

The current survey cycle records the following 4 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

F-TAG	FINDING (CMS)	SCOPE/SEV.	SOURCE
F867	Set up an ongoing quality assessment and assurance group to review quality deficiencies and develop corrective plans of action.	E	Standard survey
F558	Reasonably accommodate the needs and preferences of each resident.	D	Standard survey
F641	Ensure each resident receives an accurate assessment.	D	Standard survey
F694	Provide for the safe, appropriate administration of IV fluids for a resident when needed.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: SIMCHA HYMAN & NAFTALI ZANZIPER (85 facilities); Owner on file: FULTON, NICOLE (individual)
Ownership chain	SIMCHA HYMAN & NAFTALI ZANZIPER (85 facilities)
Penalties vs chain average	\$73,968 vs \$38,505 (1.9× the chain average)
Current deficiencies vs chain average	4 vs 6.4 (0.6× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	2 / 5 (state avg 3.3 · US avg 3)
Health inspection	2 / 5 (state avg 2.8 · US avg 2.8)
Staffing	2 / 5 (state avg 3.3 · US avg 2.9)
Quality measures (QM)	4 / 5 (state avg 4.2 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/105332
Snapshot SHA-256	57a8c4051a3491da01297002ea4c04f60a3107e99c32585996789bc74b0f9f8e
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 8 For Your Attorney

1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 105332.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 57a8c4051a34.
4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).

This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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