

NAPLES HEALTH AND REHABILITATION CENTER

Report ID: CCN 105439
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§ 1 Facility Identity

Facility	NAPLES HEALTH AND REHABILITATION CENTER
CCN	105439
Location	2900 12TH STREET N, NAPLES, FL, 34103
Ownership type	For profit - Limited Liability company
Certified beds	120

§ 2 CMS Federal Record

Civil money penalties on file	\$172,682
Deficiency citations — current cycle	9 (80% vs prior 24 months (5))
Deficiency citations — prior 24 months	5
Immediate Jeopardy — current cycle	3
Actual-harm (G+) citations — current cycle	0
Special Focus Facility status	SFF candidate
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$172,682
FL state average	\$26,765 (this facility is 6.5× the FL average)
National average	\$31,239 (this facility is 5.5× 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 9 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
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	J • Immediate Jeopardy	Standard survey
F835	Administer the facility in a manner that enables it to use its resources effectively and efficiently.	J • Immediate Jeopardy	Standard survey
F926	Have policies on smoking.	J • Immediate Jeopardy	Standard survey
F725	Provide enough nursing staff every day to meet the needs of every resident; and have a licensed nurse in charge on each shift.	E	Standard survey
F761	Ensure drugs and biologicals used in the facility are labeled in accordance with currently accepted professional principles; and all drugs and biologicals must be stored in locked compartments, separately locked, compartments for controlled drugs.	E	Standard survey
F565	Honor the resident's right to organize and participate in resident/family groups in the facility.	D	Standard survey
F585	Honor the resident's right to voice grievances without discrimination or reprisal and the facility must establish a grievance policy and make prompt efforts to resolve grievances.	D	Standard survey
F644	Coordinate assessments with the pre-admission screening and resident review program; and referring for services as needed.	D	Standard survey
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: SIMCHA HYMAN & NAFTALI ZANZIPER (85 facilities); Owner on file: SPENCER, EVERTON (individual)
Ownership chain	SIMCHA HYMAN & NAFTALI ZANZIPER (85 facilities)
Penalties vs chain average	\$172,682 vs \$38,505 (4.5× the chain average)
Current deficiencies vs chain average	9 vs 6.4 (1.4× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	1 / 5 (state avg 3.3 · US avg 3)
Health inspection	1 / 5 (state avg 2.8 · US avg 2.8)
Staffing	4 / 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/105439
Snapshot SHA-256	041bd49620d79ecadcb01a062c8c8b2064fab0ad7f64314d79e9811684e92301
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 105439.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 041bd49620d7.
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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