

# CYPRESS VILLAGE

Report ID: CCN 105745  
Generated: 2026-07-26T05:23:29.182Z

## § 1 Facility Identity

|                |                                                    |
|----------------|----------------------------------------------------|
| Facility       | CYPRESS VILLAGE                                    |
| CCN            | 105745                                             |
| Location       | 4600 MIDDLETON PARK CIR E, JACKSONVILLE, FL, 32224 |
| Ownership type | For profit - Corporation                           |
| Certified beds | 100                                                |

## § 2 CMS Federal Record

|                                            |            |
|--------------------------------------------|------------|
| Civil money penalties on file              | \$18,324   |
| Deficiency citations — current cycle       | 0          |
| Deficiency citations — prior 24 months     | 0          |
| 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 | \$18,324                                              |
| FL state average                  | \$26,765 (this facility is 0.7× the FL average)       |
| National average                  | \$31,239 (this facility is 0.6× 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 Ownership & Chain Context

|                                       |                                                                                                                    |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Ownership record                      | Chain: HEALTHPEAK PROPERTIES, INC. (15 facilities); Owner on file: CCRC OPCO - CYPRESS VILLAGE, LLC (organization) |
| Ownership chain                       | HEALTHPEAK PROPERTIES, INC. (15 facilities)                                                                        |
| Penalties vs chain average            | \$18,324 vs \$9,403 (1.9× the chain average)                                                                       |
| Current deficiencies vs chain average | 0 vs 6.3 (0.0× the chain average)                                                                                  |

## § 5 CMS Care Compare Star Ratings

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

## § 6 Record Provenance

|                          |                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| CMS data as of           | Jun 2026                                                                                                                                          |
| Independent verification | <a href="https://www.medicare.gov/care-compare/details/nursing-home/105745">https://www.medicare.gov/care-compare/details/nursing-home/105745</a> |
| Snapshot SHA-256         | 45a4d3943c4395176dd28baa2c775574c3a000400c3c5ab6d497e4a5dd24749d                                                                                  |
| Methodology & version    | v1.0 — <a href="https://www.caregiverhelpnow.com/methodology">https://www.caregiverhelpnow.com/methodology</a>                                    |

## § 7 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 105745.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 45a4d3943c43.
4. Deficiency F-tags cited above are searchable in CMS QCOR ([qcor.cms.gov](https://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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