

LAKEBRIDGE, A WATERS COMMUNITY, LLC

Report ID: CCN 445358
Generated: 2026-07-25T17:53:30.904Z

§ 1 Facility Identity

Facility	LAKEBRIDGE, A WATERS COMMUNITY, LLC
CCN	445358
Location	115 WOODLAWN DRIVE, JOHNSON CITY, TN, 37604
Ownership type	For profit - Individual
Certified beds	109

§ 2 CMS Federal Record

Civil money penalties on file	\$0
Deficiency citations — current cycle	1 (up from 0 in the prior 24 months)
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	\$0
TN state average	\$25,657 (this facility is 0.0× the TN average)
National average	\$31,239 (this facility is 0.0× 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 1 federal deficiency citation (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
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	F	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: INFINITY HEALTHCARE CONSULTING (70 facilities); Owner on file: GUBIN ENTERPRISES LIMITED PARTNERSHIP (organization)
Ownership chain	INFINITY HEALTHCARE CONSULTING (70 facilities)
Penalties vs chain average	\$0 vs \$50,386 (0.0× the chain average)
Current deficiencies vs chain average	1 vs 12.5 (0.1× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	3 / 5 (state avg 3 · US avg 3)
Health inspection	4 / 5 (state avg 2.9 · US avg 2.8)
Staffing	1 / 5 (state avg 2.4 · US avg 2.9)
Quality measures (QM)	4 / 5 (state avg 3.6 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/445358
Snapshot SHA-256	75233e65ae9ec40ea817e9cf3ab00036fddb69efa6c709dcabd56a992be56a3b
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 445358.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 75233e65ae9e.
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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