Agency for Health Care Administration

STATEMENT OF DEFICIENCIES AND PLAN OF CORRECTION	(X1) PROVIDER/SUPPLIER/CLIA IDENTIFICATION NUMBER:	(X2) MULTIPLE CONSTRUCTION	(X3) DATE SURVEY COMPLETED
	AL11966453	A. BUILDING: _____ B. WING _____	12/14/2022

NAME OF PROVIDER OR SUPPLIER	STREET ADDRESS, CITY, STATE, ZIP CODE
VICTORIA GARDENS HOME ALF	3091 NW 43RD STREET LAUDERDALE LAKES, FL 33309

(X4) ID PREFIX TAG	SUMMARY STATEMENT OF DEFICIENCIES (EACH DEFICIENCY MUST BE PRECEDED BY FULL REGULATORY OR LSC IDENTIFYING INFORMATION)	ID PREFIX TAG	PROVIDER'S PLAN OF CORRECTION (EACH CORRECTIVE ACTION SHOULD BE CROSS-REFERENCED TO THE APPROPRIATE DEFICIENCY)	(X5) COMPLETE DATE
A 000	Initial Comments An unannounced Financial Monitoring survey was conducted from [redacted] through [redacted] at Victoria Gardens Home ALF. The facility had a deficiency identified at the time of the survey.	A 000		
A 120	429.17(3) .275(1); 59A-36.013(1) FAC Fiscal - Financial Stability 429.17 (3) In addition to the requirements of part II of chapter 408, each facility must report to the agency any adverse court action concerning the facility's financial viability, within 7 days after its occurrence. The agency shall have access to books, records, and any other financial documents maintained by the facility to the extent necessary to determine the facility's financial stability. 429.275 (1) The administrator or owner of a facility shall maintain accurate business records that identify, summarize, and classify funds received and expenses disbursed and shall use written accounting procedures and a recognized accounting system. 59A-36.013 Fiscal Standards. (1) FINANCIAL STABILITY. The facility must be administered on a sound financial basis in order to ensure adequate resources to meet resident needs pursuant to the requirements of chapter 408, part II, part I, F.S., and rule chapter 59A-35, F.A.C., and this rule chapter. This Statute or Rule is not met as evidenced by: Based on observation, interview, and record review, the facility failed to demonstrate that it was financially stable due to having engaged in	A 120		

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A 120	Continued From page 1 continued unsound accounting practices and being past due for payments to fund services and goods essential to the maintenance of the facility and the care of its residents. The deficient financial operations placed all of the facility's 27 residents at risk since the facility abandoned its financial responsibility by not promptly funding necessary day-to-day expenses, including property rent, staff payroll, utilities and food supply. The findings included: Review of the facility records revealed that the facility did not maintain accurate business records and did not have written accounting procedures for the administration to follow. In an interview conducted with the Administrator on at 1:30 PM, she stated that she was asked by the Owner/Licensee at least 3 times in the past 3 months to pay the staff members with cash currency since there were difficulties with the pervious payroll contractor. She stated that she received funds directly from the Owner/Licensee into her private bank account so she may disburse the cash payments to each and every staff member. In an interview conducted with the facility's Electrical Contractor on at 1:35 PM, he stated that the facility owed his company $5000 for work that involved replacing all of the facility's fire panels in . He stated that the balance was owed upon completion of the work which was in and he has attempted to collect the balance owed for several months. In an interview conducted with the Administrator on at 1:40 PM, she stated that she was	A 120		

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A 120	Continued From page 2 aware of the work performed by the electrical contractor and that she believed that the facility paid the electrical contractor about one month ago and the balance owed was $1500. She stated that she did not have the records to determine the amount that was owed to the electrical contractor. In an interview conducted with the Owner/Licensee on at 3:35 PM, he stated that the facility was unable to meet payroll for its staff about 3 times in the last 3 months and he was forced to deposit funds into his administrator's personal bank account to disburse cash currency for the staff members to cover payroll. He stated that he owned the entity which owned the real property where the facility was located and that the facility ownership did not have to pay its property rental amount of $16,000 per month. Review of the Administrator's private bank account statement revealed that she received wire transfers from the facility ownership on and for a total of $11,506.73. (Photographic evidence was obtained). In an observation conducted on at 5:00 PM, the kitchen and dining room areas had a pungent odor of propane gas. In an interview conducted with the Administrator at this time, she stated that she did not know the reason why the kitchen and dining room areas smelled so strongly of propane gas. In an interview conducted with the Administrator on at 5:30 PM, she stated that all of the facility's business records were not maintained at the facility and that there were no written accounting procedures for her to ensure prompt	A 120		

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A 120	Continued From page 3 payment of all of the facility's financial . . . . . She stated that she didn't know if the current propane gas bill was paid by the facility. In an interview conducted with the Maintenance Manager on at 6:00 PM, he stated that the reason why the kitchen and dining smelled so strongly of propane gas was because the propane gas tank which supplied fuel for the stove in the kitchen, reached its lowest point of capacity and was totally empty. He stated that he had to call on the propane gas provider to come onsite that night to fill the gas tank so the stove can be used to cook the resident meals tomorrow. Review of the facility's propane gas provider statement dated on revealed that the facility had an outstanding balance of $1094.26. (Photographic evidence was obtained). Review of the facility's census indicated that there were presently 27 residents in the facility and 20 of the residents received specialized Limited Mental Health services. Further review of the facility records indicated that 12 residents also required direct assistance and supervision with activities of daily living. Review of the facility's account receivables indicated that the facility presently received approximately $53,584 per month from its resident accounts. Review of the facility's current monthly account payable , which included real estate rent, utilities and payroll, but did not include property maintenance, resident food and resident supplies, was approximately $43,299. (Photographic evidence was obtained). In an interview conducted with the	A 120		

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A 120	Continued From page 4 Owner/Licensee on [redacted] at 12:10 PM, he stated that he was responsible to manage the facility's business accounts for the day-to-day provision of services and goods to its residents. He stated that the facility has not paid its rent of $16,000/month for approximately 1 year. He stated that since he owned the entity which owned the real estate where the facility was located, he would not evict the facility for non-payment of rent. He stated that he often transferred funds from other facilities' bank accounts to satisfy this facility's current financial [redacted] and this was a practice he has engaged in for approximately 3 years. He stated that he was aware that his form managing the facility's business accounts was unsound and it exposed the facility to becoming delinquent for non-payment of its accounts. He stated at this time that the facility's current financial [redacted] to cover resident food expenses was less than $5525, but he did not know the exact amount since this account balance was combined for the 2 facilities he owned in Broward County. He stated that the facility was not current and was past due on the following accounts: electrical service for $1168; water service for $574; electrical maintenance (fire alarm panel installation) for $1500; and insurance for an unknown amount since there was a monthly liability of $2617 and he last paid $3186 on [redacted]. In an interview conducted with Caregiver Staff A on [redacted] at 2:35 PM, she stated that the facility was late paying her numerous times and she was paid in cash currency 4 times in the last 2 months. In an interview conducted with Caregiver Staff B on [redacted] at 2:40 PM, she stated that the	A 120		

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A 120	Continued From page 5 facility was late paying her 6 times and she was paid in cash currency 3 times in the last 2 months. She also stated at this time that whenever the food deliveries were delayed, she had to buy the residents snacks with her own money. In an interview conducted with Caregiver Staff C on . . . . . at 2:45 PM, she stated that the facility was late paying her 6 times and she was paid in cash currency 2 times in the last 2 months. She stated that she received the cash payroll payments from the Administrator and the owner/licensee's officer. In an interview conducted with Housekeeper Staff D on . . . . . at 2:50 PM, she stated that the facility was late paying her 2 times and she was paid in cash currency 2 times in the last 2 months. In an interview conducted with Caregiver Staff E on . . . . . at 2:55 PM, she stated that the facility was late paying her 3 times and she was paid in cash currency 3 times in the last 2 months. In an interview conducted with Caregiver Staff F on . . . . . at 3:05 PM, she stated that the facility was late paying her 2 times and she was paid in cash currency 2 times in the last 2 months. She also stated at this time that the facility often ran low on food for the residents whenever the food contractor deliveries were delayed. Review of the facility's electrical service statements revealed that "Final Notice before power is turned off" were issued on with $978.11 past due; on with $1393.56	A 120		

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A 120	Continued From page 6 past due; on . . . . . with $1271.57 past due; on . . . . . with $1335.32 past due; and on . . . . . with $2515.40 past due. (Photographic evidence was obtained). Review of the facility's water service financial history revealed that the facility was late in paying its water bill on , and . (Photographic evidence was obtained). Review of the facility's business records for the last 6-month period, it revealed that the facility had 2 separate operating bank accounts, with bank account (#AAAA) that had a total of 16 returned payments and 14 overdraft charges and bank account (#BBBB) that had a total of 6 returned payments and 5 overdraft charges. (Photographic evidence was obtained). Review of the facility's resident food supply contractor statements revealed that food deliveries to the facility were delayed on and . . . . . (Photographic evidence was obtained). In an interview conducted with the facility's Food Contractor on . . . . . at 11:30 AM, he stated that the facility usually had food delivered every 2 weeks and was also continuously late with their payments. He stated that the facility's food deliveries had to be delayed a day or two, whenever it lacked to pay its bill in a timely manner. He stated that the last food delivery to the facility was made on and the facility presently had a balance of $2531 past due which needed to be paid before they could make the next food delivery. Class II	A 120		