

SAN FRANCISCO DISTRICT ATTORNEY'S OFFICE

Report to the Real Estate Fraud Prosecution Trust Fund Committee

Report Period:

October 26, 2007 through March 19, 2009

Pursuant to:

Government Code section 27388 and San Francisco Administrative Code, Article XIII,
Chapter X, Section 8.24-5

Report prepared by:

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Report date:

March 19, 2009

I. PURPOSE

Under Government Code section 27388(d), and San Francisco Administrative Code section 8.24.5(c), the District Attorney's Office must provide an annual report which details the real estate fraud cases investigated and prosecuted in the reporting period. This report covers the reporting period of October 26, 2007 through March 19, 2009.

II. BUDGET

A schedule of the revenue received, and expenses incurred, of the funds utilized by the District Attorney's Office from the Real Estate Fraud Prosecution Trust Fund during the reporting period is at the end of this report.

III. SUMMARY OF REAL ESTATE FRAUD CASES HANDLED BY THE DISTRICT ATTORNEY'S OFFICE USING THE FUNDS PROVIDED BY THE REAL ESTATE FRAUD PROSECUTION TRUST FUND

A. CASES IN COURT

People v. Edwin Parada, Ctn. 2377902. The defendant is a former SF realtor with an office on Mission St. 25 different victims have made police reports regarding having lost money to him. In most cases, defendant would provide services as a realtor to the victims and promise to help them either buy a home, refinance a home, or help them avoid foreclosure of their home. He also had a Spanish language radio show concerning

Christianity and real estate. All of his victims are Spanish speaking. Defendant would persuade his victims to give whatever money they had, often from the equity in their homes, to invest with him, promising them extremely high rates of return within a short period of time. In most cases, defendant initially paid back some money to his victims, only to then begin writing bad checks or to fail to pay anything on the victim's investment. None of the victims got back the principal they had invested with defendant, and most got just a small portion of the interest payments they were promised. Eight of the victims' cases are currently charged, with another 17 victims' cases still under investigation (see below). The total loss to the eight charged victims is approximately \$800,000. He was arrested in July 2008 and was held to answer on all of his charges after a five day preliminary hearing in December 2008. He remains in custody on \$750,000 bail. Defendant's case is next on to set a jury trial on March 25, 2009.

People v. Marissa Cruz, Dennis Cruz & Mariafe Valdez, Ctns. 2278199, 2279429, & 2281943. Defendant Marissa Cruz befriended the dependent adult victim while both were working at Goodwill Industries. The victim, in his 50's, had always lived with his parents, who had recently died when Cruz met him. The victim inherited his parents' home, free of all encumbrances. Marissa eventually began handling the victim's finances. She persuaded victim to take a loan out on his parents' home to make a down payment to purchase the house she and her family had been renting. She then moved victim into the basement of her family's house. She then got victim to sign a power of attorney in her favor. She then persuaded victim to sell his parents' home. The proceeds of that sale (\$259,000) were then deposited into a joint account in victim and Marissa's name. Within 3 weeks, all the funds were gone, having been withdrawn by Marissa, her husband Dennis, and Valdez, her sister, either in cash or in transfers to other accounts in which victim had no interest. The money has never been recovered. Marissa's family's home, which was in victim's name, was eventually foreclosed on and resold. A preliminary hearing occurred in March 2008, covering seven days. The defendants were held to answer on their charges at the conclusion of the hearing. The case is pending a jury trial on April 17, 2009.

People v. Gregory Wiggins, Ctn. 2312801. Defendant is an acquaintance of the victim, an elderly man who was conserved for financial matters in 2004, due to being victimized financially by a previous individual. Despite the conservatorship, defendant wants victim to put him on victim's real property. In 2005, defendant and the victim met with victim's conservatorship attorney, and the attorney tells defendant the victim has no legal authority to change the ownership of his property. Weeks later, defendant takes victim to a title company and has victim add him to the title to the real property. Defendant then denies he has done so to the victim's conservator, and hires an attorney to assert the same, until the deed change is discovered. A preliminary hearing occurred on December 3 and 10, 2007. After his preliminary hearing, defendant was held to answer on his charges. The matter is set for jury trial on August 14, 2009.

People v. Juan Martinez, Ctn. 2320320. Defendant was able to purchase a home in his name and the name of the elderly victim, whom he had briefly met. He was able to obtain information about the victim from the victim's grandson. At the time of the home

purchase the victim was out of the country and had no knowledge of the transaction. Victim's signature was forged on numerous documents. Defendant pled guilty to grand theft from an elder and was sentenced to 2 years state prison on December 18, 2007.

People v. Eleanor Green-Wesly, Ctn. 2320637. Defendant was the trustee of a trust for fellow family members; part of the trust property was a San Francisco building. Defendant was to distribute the home to certain beneficiaries under the trust's provisions, but failed to do so. She also took out a loan against the property, the large majority of which was not used to improve the property, or to benefit the beneficiaries. A civil lawsuit ensued, defendant resigned as trustee, and a criminal investigation commenced. Defendant's case is now pending a jury trial on July 17, 2009.

People v. Robert Ellwood, Ctn. 2392837. Defendant rented out an apartment to three different people, accepting deposits from each. Defendant did not have authority to make such rentals, and he left the city without returning the deposit money. The victims collectively lost approximately \$6,000. This case is set for jury trial on September 11, 2009.

B. CASES UNDER INVESTIGATION

Police reports re: Edwin Parada As noted above, the police department is currently investigating 17 additional reports concerning this former realtor, who is facing 8 victims' cases in court presently. This investigation is expected to continue for several more months. The approximate total loss to all 25 victims is approximately \$2 million.

Police reports #060425937 and 071139341 Victims loan suspect over \$100,000 for purported business deals pertaining to real estate foreclosures.

Police report #070172156 Victim has title to residence changed to suspects (her brother and his wife). The victim is able to stay in this residence until her death, but she is no longer listed as the owner on the deed. Loss is \$1.1 million.

Police report #070173405 Suspect used victim's identity to purchase home fraudulently in September 2006. Home now in foreclosure for non-payment of mortgage. Loss is \$609,000.

Police report #070217229 Victim states that residence in foreclosure due to misuse of trust funds account by suspect, who took money from the fund which was being used to pay monthly mortgage fees. Loss is \$70,000.

Police report #071271329 Suspect helps victim purchase apartment building. Victim later learns suspect obtained part of the building for personal gain. Suspect gets a \$200,000 loan on the property to purchase a home in Arizona which was later sold for a profit.

Police report #080085113 Suspect is a real estate agent who fraudulently obtains a home equity line of credit on victim's home and appropriates the money from the line of credit. Loss is unknown.

Police report #080370801 Victim's niece (suspect) and a real estate agent help victim refinance home. Victim tricked into placing escrow money into joint bank account with suspect. Suspect was to make mortgage payments, but victim learns payments not being made and money was stolen from the joint bank account by suspect.

Police report #080904301 Suspect is victim's stockbroker. Suspect purchases two properties in Washington state using victim's id information without her knowledge. Suspect then attempts to get a \$2.2 million loan in victim's name. Victim has learned suspect purchased SF property in her name fraudulently and has taken a \$648,000 mortgage on this property. Loss is \$2.85 million.

IV. TRAINING AND OUTREACH

A. TRAINING

District Attorney's Office Elder Abuse Unit training provided to the API (Asian Pacific Islanders) Legal Outreach Elder Abuse Task Force in January 2008.

Attended 2nd Annual International Elder Abuse Conference held in Newport Beach at the UC Irvine Center of Excellence in February 2008.

Presentation by ADA Alan Kennedy on financial crimes against the elderly, including real estate fraud, to the International Association of Financial Crimes Investigators, in San Francisco in February 2008.

Resource Fair and panel discussion at Lawton Elementary School in San Francisco with over 100 guests, 50 of them seniors, in March 2008. DA Kamala Harris was a speaker, along with Assemblywoman Fiona Ma, and their remarks focused on seniors and adults with disabilities, their safety, legal issues and crime prevention.

Attended California Department of Insurance Senior Task Force training at the Marriott Hotel in Millbrae, California, regarding long-term care insurance, annuity sales and sales of medication in March 2008.

Attended Elder Financial Protection Network's 2008 Call to Action Conference in San Francisco in March 2008, at which DA Kamala Harris was a keynote speaker. There were 300+ guests at the event.

Presented Elder Abuse MCLE Training, Education and Awareness held in May 2008 at the BASF Conference Room for in San Francisco. ADA Alan Kennedy spoke at the event and provided training to 30 attorneys.

Presented and attended at the Legal Assistance for the Elderly Conference held at the Oakland Airport Hilton in Oakland, over two days in May 2008. Alan Kennedy was a speaker and on a panel regarding Elder Abuse Forensic Center: A Step Forward. There were about 300 attendees that consisted of guests from UC Irvine and UCLA Forensic centers, District Attorneys from various cities, APS, and Long Term Care Ombudsman's Office.

Presented at the Be Wise: Prevent Scams, Fraud and Identity Theft presentation held at the Visitation Valley Community Center in San Francisco in June 2008. ADA Alan Kennedy was a speaker at the event that had about 150 attendees.

Presented Elder Abuse Laws training and lecture at San Francisco State University in July 2008 for the paralegal studies program.

Presentation regarding prevention of elder abuse and scams at Clementina Towers Public Housing, San Francisco, for seniors and social workers, sponsored by the San Francisco District Attorney's Office and TADCO Senior Housing in August 2008.

Presentation on preventing and reporting elder abuse and fraud at the Western Addition Gene Friend Service Center in San Francisco, with approximately 80 attendees, hosted by the San Francisco District Attorney's Office in October 2008.

Training on Elder Abuse and Fraud at the Western Addition Senior Center Service Center in San Francisco in December 2008 for approximately 20 social workers, sponsored by the San Francisco District Attorney's Office and the Western Addition Service Center.

Two members of the Elder Abuse Unit attended the California District Attorneys Association (CDAA) Elder Abuse Symposium held at the Hyatt Regency at Fisherman's Wharf, San Francisco, with 125+ attendees, with multiple sponsors such as CDAA, Archstone Foundation, Wells Fargo Bank and the Elder Financial Protection Network from December 2 through December 5, 2008. ADA Alan Kennedy presented to the symposium a legal update on new statutes and court decisions, and on Assembly Bill 2100, which became law in 2008.

Presentation by ADA Alan Kennedy at a training at the Federal Reserve Bank of San Francisco in January 2009 regarding real estate and mortgage fraud to financial institution representatives and nonprofit mortgage assistance organizations.

Attended the Advanced Elder Abuse Training held at the Embassy Suites in San Rafael, California in February 2009. Training focused on Financial Abuse and Undue Influence, along with building better cases, and forensics. Sponsored by Marin County Law Enforcement and Marin Elder Abuse Prevention Project.

Senior Scam Stopper presentation at the Visitation Valley Community Center held in San Francisco in February 2009. Sponsored by Senator Leland Yee and the California State

Contractors License Board. Presenters included various State agencies, including the Department of Consumer Affairs and Bureau of Automotive Repairs.

B. OUTREACH

Self-help for the Elderly outreach meeting at Portsmouth Square, Chinatown, San Francisco in October 2007.

Presentation to elders at the 30th Street Senior Center and Bayview Senior Center regarding information / prevention of elder abuse in November 2007.

Presentation to elders at the Dorrwin Jones Center Trinity Church, Russian Community Center, and Gene Friend Senior Center regarding information / prevention of elder abuse in January 2008.

Presentation to elders and Chinatown merchants at Chinatown on Bush and Grant St., San Francisco, regarding safety awareness with Police Chief Heather Fong, representatives from the offices of Supervisor Aaron Peskin, Supervisor Carmen Chu, and police officers and District Attorney's Office representatives in January 2008. The event was covered by newspapers and television.

Presentation to elders at the South Sunset Senior Center in San Francisco in February 2008.

Presentation to elders at Portsmouth Square, Chinatown, regarding fighting elder abuse and fraud in March 2008. DA Kamala Harris was the keynote speaker at the event. The event also had newspaper and television news coverage.

Presentation at the 30th Street Senior Center in San Francisco, regarding fighting fraud and abuse of seniors, and victim assistance, to 67 seniors in March 2008.

Presentation at the Institute on Aging in San Francisco regarding the Elder Abuse Rally and legal services provided for the elderly in April 2008.

Senior Appreciation Day in Union Square, San Francisco in April 2008. In attendance were representatives from the San Francisco District Attorney's Office, Institute on Aging and San Francisco Police Department. Chief of Police Heather Fong was the Guest Speaker. There was newspaper and TV coverage and there were also over 250 attendees.

Presentation on how to avoid fraud, scams and elder financial abuse at the Visitation Valley community center in San Francisco, sponsored by the San Francisco District Attorney's Office, Elder Financial Protection Network, Citibank and Seniors against Investment Fraud in April 2008.

Annual 2008 Elder Abuse Rally held on the steps of San Francisco City Hall in May 2008. DA Kamala Harris was a keynote speaker. There was newspaper and TV coverage, and over 100 attendees.

Get acquainted meeting at the San Francisco District Attorney's office with Mark Herbert, SF representative from House Speaker Nancy Pelosi's office, in June 2008.

Elder Abuse Issues: Know your rights and how to protect those you love presentation at the Castro Senior Center hosted by the San Francisco District Attorney's Office in July 2008.

Learn how to protect yourself against elder abuse presentation at the Clementina Towers Public Housing, San Francisco, for seniors, sponsored by the San Francisco District Attorney's Office and San Francisco Housing Authority in September 2008.

Chinatown Resource Fair held in Chinatown, San Francisco providing free services for victims of crime and elder abuse, along with resources for domestic violence, problem gambling, citizenship, health care, housing, real estate and other issues sponsored by DA Kamala Harris in September 2008.

Prevent Elder Abuse and Elder Fraud presentation at the Jewish Family and Children's Services Center in San Francisco in September 2008. Sponsored by the San Francisco District Attorney's Office and the Jewish Family and Children's Services Center.

Elder abuse, real estate and financial scams awareness presentation at the Soma Filipino Services Center in San Francisco, hosted and sponsored by the San Francisco District Attorney's Office, with approximately 52 attendees in November 2008.

Presentation on scams targeting senior citizens, plus an overview of elder abuse, at the Temple United Methodist Church in San Francisco in December 2008. Sponsored by the San Francisco District Attorney's Office and Temple United Methodist Church.

Board meeting with banks and credit unions regarding elder financial and real estate abuse in December 2008. Sponsored by the Elder Financial Protection Network and held in San Francisco.

Crime prevention and safety awareness presentation held in Chinatown, San Francisco in January 2009. Chief of Police Heather Fong was a speaker and in attendance was Assemblywoman Fiona Ma, various San Francisco Supervisors, representatives from the Mayor's Office and District Attorney's Office.

Prevention of Elder Financial Abuse presentation held at the Gene Friend Center in San Francisco in January 2009. Sponsored by the San Francisco District Attorney's Office.

Elder Abuse prevention presentation held at the Wolf House Senior Housing in San Francisco in February 2009, sponsored by the San Francisco District Attorney's Office.

Presentation on the Prevention of Elder Physical and Financial Abuse held at the Downtown Senior Center in San Francisco in March 2009. Sponsored by the San Francisco District Attorney's Office and the Downtown Senior Center, with 30+ attendees, including seniors, police officers and social workers.

MEETINGS WHICH ARE REGULARLY ATTENDED

San Francisco Elder Abuse Forensic Center – this is a multi-disciplinary group comprised of professionals from the medical, psychological, social work and criminal law fields, which meet weekly to assess cases of elder financial or physical abuse. We began having planning meetings regularly in the summer of 2007. The actual meetings commenced in January 2008. It replaced the former FAST (see below) meetings. More information on the Forensic Center can be found at its website, sfeafc.org. Many of the cases discussed each week involve the financial abuse of seniors, and a significant number of these involve issues of real estate fraud.

San Francisco Financial Abuse Specialist Team (FAST) - We attended this biweekly meeting of representatives of the District Attorney's Office, City Attorney, Public Guardian, Adult Protective Services, and SFPD until it ceased to meet with the advent of the Elder Abuse Forensic Center (see above) in January 2008. We discussed cases, usually brought by APS caseworkers, of elders involving financial abuse and/or real estate fraud in need of urgent attention. Several of our charged cases or pending investigations originated from this forum.

San Francisco Elder Death Review Team – The District Attorney's Office co-chairs this bimonthly meeting attended by representatives of the Medical Examiner's Office, SFPD, Adult Protective Services, Institute on Aging, Hospital Council, Fire and Paramedics Division, Public Health, City Attorney and the Ombudsman. We meet to discuss the circumstances of the death of a particular elder each meeting, to see if there were breakdowns in the services or procedures employed in responding to the elder prior to or at the time of their death, and roundtable suggestions for changes to avoid such problems in the future.

Multi-Disciplinary Team (MDT) meeting – We attend this monthly meeting to discuss cases of elder financial or physical abuse with various professionals, including physicians, psychologists, attorneys, social workers, and representatives of nonprofits dedicated to serving the elderly.

Institute on Aging Elder Abuse Coordinating Council -- The purpose of this monthly meeting is to develop methods of outreach to the elder community, and to the community at large, regarding the prevention of elder abuse. This group organizes the annual Elder Abuse Rally on the steps of City Hall, and organizes other elder and dependent adult abuse awareness events in San Francisco. It develops brochures, flyers, newsletters, videos and other material regarding elder fraud and abuse, including real estate fraud. It also watches state and federal legislation in the area of elder abuse. This group provides a

forum for all agency and service provider members of the San Francisco Consortium for Elder Abuse Prevention to meet and network.

The San Francisco Consortium for Elder Abuse Prevention Steering Committee -- The purpose of this monthly meeting is to plan and set priority goals and objectives for the Consortium in the areas of education (trainings and presentations), advocacy (legislative), Multi Disciplinary Team meetings, and public elder abuse awareness events, and newsletters.

V. LEGAL CHANGES AFFECTING THE INVESTIGATION AND PROSECUTION OF REAL ESTATE FRAUD

Legislation – 2008

SB 1396 – This bill was signed into law on September 27, 2008 by the Governor. This bill amended Government Code § 27388(d) by increasing the recording fee on real estate documents from \$2 to \$3. The money is placed into a County real estate fraud prosecution trust fund. County officials can use the fund to deter, investigate and prosecute real estate fraud crime. The District Attorney’s Office has moved to have the SF Board of Supervisors implement this increase in the recording fee in San Francisco.

AB 1158 – This bill was signed into law on May 16, 2008 by the Governor. This allows the examination of a witness to be conducted through a contemporaneous, 2-way video conference system, if the witness is so sick or inform as to be unable to attend the examination in person. This bill was sponsored in the Legislature by San Francisco District Attorney Kamala Harris, and it was proposed by Assistant District Attorney Alan Kennedy.

AB 180 – This bill was signed into law on September 25, 2008 by the Governor. This bill becomes operative on July 1, 2009. This bill requires a foreclosure consultant to register with the California Department of Justice and be bonded. This bill prohibits the consultant from entering into an agreement prior to notice of default or from taking any power of attorney from an owner for any purpose. The agreement must be written in the language of the homeowner and can be cancelled by the homeowner within 5 days after signing.

AB 225 – This bill was signed into law on September 28, 2008 by the Governor. This bill provides that a petitioner shall not be required to pay a fee for law enforcement to serve a protective order issued by the court under Elder Abuse and Dependent Adult Civil Protection Act, and such protective orders may include protections for the elder or dependent adult’s conservator or other family or household members.

AB 1424 – This bill was signed into law on September 21, 2008 by the Governor. This bill amends PC § 166 – expands scope of existing crime to include stay-away or restraining orders involving elder or dependent adult abuse.

AB 2100 – This bill was signed into law on September 28, 2008 by the Governor. This bill would require the local ombudsperson or the local law enforcement agency to report instances of suspected physical abuse and financial abuse occurring in long term care facilities to the local district attorney’s office.

AB 2137 – This bill was signed into law on August 1, 2008 by the Governor. This bill requires that information furnished to the commission regarding long-term care insurance policy rescissions include the reason for the rescission, the length of time the policy or certificate was in force, and the age and gender of the insured person. The bill authorizes the commissioner to make that information public upon request.

AB 2149 – This bill was signed into law on September 28, 2008 by the Governor. This bill prohibits a broker-dealer or investment advisor from using senior specific certification, credential or professional designation indicating that he or she has special training in advising or servicing senior citizens or retirees in such a way as to mislead any person, unless he or she obtained the senior designation from an approved organization.

AB 2150 – This bill was signed into law on September 26, 2008 by the Governor. This bill is related to AB 2149, and provides no insurer, agent, broker, solicitor or other person or other entity shall solicit persons 65 years of age and older through the use of a true or fictitious name which uses “senior” designation unless she or she fulfills specified requirements.

AB 2249 – This bill was signed into law on August 1, 2008 by the Governor. Present law provides that financial institutions must furnish police, sheriff’s departments or district attorney account information relating to the investigation of financial abuse. This law would also require those financial institutions to furnish that account information to a county adult protective services office and long-term care ombudsman, when those entities are investigating the financial abuse of an elder or dependent adult.

SB 692 – This bill was signed into law on March 14, 2008 by the Governor. This bill authorizes a nonprofit consortium or public authority to assist an aged or disabled adult who is ineligible for IHSS program services in obtaining a criminal background check conducted by the Department of Justice.

SB 1140 – This bill was signed into law on September 28, 2008 by the Governor. This bill provides that “financial abuse” occurs when a person takes, secretes, appropriates, obtains, or retains real or personal property of an elder or dependent adult by undue influence, as defined, or assists another in this conduct. Deems this conduct financial abuse if the entity or person knew or should have known that the conduct is likely to be harmful to the elder or dependent adult. It extends the statute of limitations for actions for damages pursuant to EADACPA to be four years after date of discovery.

SB 1164 – This bill was signed into law on July 7, 2008 by the Governor. This bill adds investigative auditors employed by the DOJ to the list of persons authorized to serve search warrants.

SB 1343 – This bill was signed into law on July 1, 2008 by the Governor. This bill adds “specified crimes against elder and dependent adults” to the list of offenses for which a prosecuting witness may have up to two support persons during the witness’s testimony.

Court decisions 2007-2008

There were no relevant published court decisions since the last report pertaining to real estate fraud prosecutions.

BUDGET FOR THE DISTRICT ATTORNEY’S OFFICE’S RECEIPT AND UTILIZATION OF REAL ESTATE FRAUD TRUST FUND RESOURCES FOR BUDGET YEARS 2007-2008, 2006-2007 and 2005-2006

Summary of Real Estate fund for FY 2007 - 08

Beginning Fund Balance: \$ 196,612.00

Revenues: \$ 92,424.00

Prosecution Expenses:

Salaries: \$ 127,924.00
Fringe: \$ 21,397.00
Contractual Services: \$ 46,075.00
Total Expenses: \$ 195,396.00

Ending Fund Balance: \$ 93,640.00

2007 - 08 Revenue Received

July	\$ 9,667.00
August	\$ 7,316.00
September	\$ 7,685.00
October	\$ 8,893.00
November	\$ 6,978.00
December	\$ 7,179.00
January	\$ 5,978.00
February	\$ 7,593.00

March	\$ 7,781.00
April	\$ 7,597.00
May	\$ 7,659.00
June	\$ 8,098.00
Revenue Detail thru June:	<u>\$ 92,424.00</u>

Summary of Real Estate fund for FY 2006-07

Beginning Fund Balance: \$ 247,539.00

Revenues: \$ 110,164.00

Prosecution Expenses:

Salaries:	\$ 123,068.00
Fringe:	\$ 21,473.00
Contractual Services:	\$ 16,550.00
Total Expenses:	<u>\$ 161,091.00</u>

Balance: \$ 196,612.00

2006-07 Revenue Received

July	\$ 7,737.00
August	\$ 10,664.00
September	\$ 9,531.00
October	\$ 8,178.00
November	\$ 7,787.00
December	\$ 9,313.00
January	\$ 9,894.00
February	\$ 8,842.00
March	\$ 9,525.00
April	\$ 9,321.00
May	\$ 10,614.00
June	\$ 8,758.00
Revenue Detail thru June:	<u>\$ 110,164.00</u>

Summary of Real Estate fund for FY 2005-06

Beginning Fund Balance: \$ 294,526.00

Revenues: \$ 127,322.00 (Through 6/30/06)

Prosecution Expenses:

Salaries:	\$ 144,075.00	
Fringe:	\$ 30,234.00	
Total Expenses:	<u>\$ 174,309.00</u>	(Through 6/30/06)
Balance:	<u>\$ 247,539.00</u>	(Through 6/30/06)

2005-06 Revenue Received

July	\$ 10,695.00
August	\$ 12,771.00
September	\$ 11,817.00
October	\$ 10,509.00
November	\$ 11,611.00
December	\$ 12,973.00
January	\$ 9,438.00
February	\$ 9,429.00
March	\$ 11,934.00
April	\$ 5,951.00
May	\$ 10,362.00
June	\$ 9,832.00
Revenue Detail thru June:	<u>\$ 127,322.00</u>