

AD M I N I S T R A T I O N	OBT Number		Agency ORI Number 0500800		Agency Name West Palm Beach Police Department		Agency Report Number (N.T.A.'s only) 9 4 2022-0017782	
D E F E N D A N T	Charge Type: Check as many as apply: ☒ 1. Felony ☐ 2. Traffic Felony ☐ 3. Misdemeanor ☐ 4. Traffic Misdemeanor ☐ 5. Ordinance ☐ 6. Other		If Weapon Seized Enter Type UNARMED		Multiple Clearance Indicator			
	Location of Arrest (Including Name of Business)				Location of Offense (Business Name, Address) 255 EVERNIA ST, WEST PALM BEACH, FL 33401			
	Date of Arrest		Time of Arrest		Booking Date		Booking Time	
	Jail Date		Jail Time		Location of Vehicle			
C O D E F	Name (Last, First, Middle) GREEN, FRANCESCA						Alias (Name, DOB, Soc. Sec. #, Etc.) Alias:	
	Race W - White B - Black		Sex M - Male F - Female		Date of Birth 07/06/1984		Height 5'04	
	Weight 130		Eye Color GREEN		Hair Color BLOND OR		Complexion YELLOW	
	Scars, Marks, Tattoos, Unique Physical Features (Location, Type, Description)						Marital Status S	
	Local Address (Street, Apt. Number) 1089 LYTHAM CT, WEST PALM BEACH, FL 33411						Home Phone (561) 523-6954	
	Permanent Address (Street, Apt. Number) 1089 LYTHAM CT, WEST PALM BEACH, FL 33411						Mobile Phone	
	Business Address (Name, Street) G650-240-84-746-0 / FL						Work Phone	
	D/A Number, State G650-240-84-746-0 / FL						DNS Number	
	Place of Birth (City, State) Puerto Rico (us)						Citizenship US	
	Co-Defendant Name (Last, First, Middle)						Race	
J U V E N I L E	Name (Last, First, Middle)						Residence Phone	
	Address (Street, Apt. Number) (City) (State) (Zip)						Business Phone	
	Notified by: (Name)						Date	
	Relationship						Date	
	The above address was provided by ☐ defendant and/or ☐ defendant's parents. The child and/or parent was told to keep the Juvenile Court Clerk's Office (Phone 355-2526) informed of any change of address.						School Attended	
	Property Crime? ☒ Yes ☐ No						Description of Property US MONEY	
	Value of Property \$2,550							
	Drug Activity N. N/A P. Possess						Drug Type N. N/A A. Amphetamine	
	S. Sell B. Buy T. Traffic						B. Barbiturate C. Cocaine E. Heroin	
	R. Seizure D. Deliver E. Use						H. Hallucinogen M. Marijuana O. Opium/deriv.	
K. Disperse/ Distribute						P. Paraphernalia/ Equipment		
M. Manufacture/ Produce/ Cultivate						U. Unknown Z. Other		
C H A R G E	Charge Description ORGANIZED SCHEME TO DEFAUD (less than \$20,000)						Statute Violation Number 817.034(4A3)	
	Drug Activity N. N/A P. Possess						Amount / Unit /	
	Offense #						Counts 1	
	Domestic Violence ☐ Y ☒ N						Warrant / Copies Number	
C H A R G E	Charge Description GRAND THEFT						Statute Violation Number 812.014(1) & (2C)	
	Drug Activity N. N/A P. Possess						Amount / Unit /	
	Offense #						Counts 1	
	Domestic Violence ☐ Y ☒ N						Warrant / Copies Number	
C H A R G E	Charge Description						Statute Violation Number	
	Drug Activity N. N/A P. Possess						Amount / Unit /	
	Offense #						Counts 1	
	Domestic Violence ☐ Y ☒ N						Warrant / Copies Number	
I N T A R K	Health / Apparent Physical Condition of Defendant						Any knowledge of the following: ☐ Mental ☐ Escape Risk ☐ Medication ☐ Deformities ☐ Injuries	
	Check which applies: ☐ Released O.R. ☐ Released to Parent/Guardian ☐ T.O.T. County Jail						PROPERTY - Received By	
	☐ Posted Bond ☐ South County Mental Health						Released By	
	Transported By						Date Transported	
N O T I C E T O A P P E A R	☐ INSTRUCTION NO. 1 - Mandatory appearance in court ☒ INSTRUCTION NO. 2 - You need not appear in Court but must comply with instructions on Page 2.						Location (Court, Room)	
	I AGREE TO APPEAR AT THE TIME AND PLACE DESIGNATED TO ANSWER THE OFFENSE CHARGED OR TO PAY THE FINE SUBSCRIBED. I UNDERSTAND THAT SHOULD I WILLFULLY FAIL TO APPEAR BEFORE THE COURT AS REQUIRED BY THIS NOTICE TO APPEAR, THAT I MAY BE HELD IN CONTEMPT OF COURT AND A WARRANT FOR MY ARREST SHALL BE ISSUED.						Court Date and Time	
	Signature of Defendant (or Juvenile and Parent/Custodian) JOSEPH BRUNO, CLERK PALM BEACH COUNTY, FL CRIMINAL						Date Signed (561) 523-6954	
	I CONSENT TO RECEIVE REMINDERS OF COURT DATE(S) AND TIMES FOR THIS CASE BY TEXT MESSAGE TO THE NUMBER IDENTIFIED HERE. I UNDERSTAND THAT STANDARD TEXT MESSAGE RATES MAY APPLY AND THAT I MAY REVOKE THIS CONSENT VIA THE TEXT MESSAGE SYSTEM IF I CHOOSE.						INITIAL	
A D M I N	HOLD for Other Agency						Signature of Arresting Officer	
	☐ Dangerous ☐ Resisted Arrest ☐ Suicidal ☐ Other						Name of Arresting Officer (Print) PALACIOS, FERNANDO	
	Intake Deputy I.D. #						Transporting Officer I.D. #	
	Pouch #						Agency 01833	
Name Verification (Printed by Arrestee)						(PRINT)		
Witness here if subject signed with an "X".						PAGE 1 OF 1		



City of West Palm Beach
Police Department
PROBABLE CAUSE AFFIDAVIT



OBTS # FL0500800

CASE 2022-17782

DEFENDANT: Franchesca Green (W/F, DOB: 7/6/1984), 1089 Lytham CT, West Palm Beach, Florida 33411, Tel. (561)597-0353.

VICTIM'S NAME #1: CBM Holding LLC (The Strand), 255 Evernia ST, West Palm Beach, Florida 33401.

VICTIM'S NAME #2: Alberto Urrechaga, 95 N. County RD, Palm Beach, Florida 33480, Tel. (305) 244-0277.

Background

On 11/7/2022, West Palm Beach Police Department (WPBPD) police officer Dustin Moore responded to 600 Banyan Blvd (WPBPD) in reference to an embezzlement (theft) and met with the reporting party/victim Alberto Urrechaga.

Ofc. Moore documented the following in his police report:

"Mr. Urrechaga advised the following. Franchesca Green was employed with CBM Holdings LLC. from 11/2019 until 09/30/2022 [REDACTED] was employed with CBM Holdings LLC. from 03/2022 to 07/2022 and Franchesca Green was his Supervisor. Recently, Mr. Urrechaga reviewed F. Green's [REDACTED] commission checks for all the year 2022 and discovered they fraudulently submitted several commission claims and were paid for them. Mr. Urrechaga had approved F. Green's fraudulent claims without knowing they were fraud, and F. Green had approved [REDACTED] fraudulent claims.

For the year of 2022, Mr. Urrechaga has discovered F. Green submitted and was paid for 20 fraudulent commission claims totaling \$4,900.00. For the year of 2022, Mr. Urrechaga has discovered [REDACTED] submitted and was paid for 14 fraudulent commission claims totaling \$2,800.00. Mr. Urrechaga stated CBM Holding LLC. will prosecute."

Meeting with Alberto Urrechaga

On 1/27/2023, WPBPD detective Dion and your affiant met with Urrechaga at 95 N. County

SWORN AND SUBSCRIBED before me


SA/HSE Xavier Martinez
OFFICER (F.S.S. 117.10)

 #1833
SIGNATURE OF ARRESTING OFC

March 22, 2023

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RD, Palm Beach, Florida (Mr. Urrechaga's business office). Urrechaga provided me with information and copies of documents in which he explained Green's and [REDACTED] scheme to defraud CBM Holdings LLC by using her position and authority within the company.

Urrechaga explained that his leasing agents get a bonus if they can renew an existing lease at a higher monthly rent pricing or if the leasing agent was able to secure a new tenant at the current leasing/rent pricing. The leasing agent would get a bonus on either of the two scenarios (renew an existing lease or secure a new tenant/new lease).

Urrechaga also explained how Green [REDACTED] benefited from commission payments they were not owed.

Meeting with Bianca

On 2/7/2023, WPBPD Det. Dion and your affiant met with Bianca (HR Manager for CBM Holdings, LLC) and Alberto at 95 N. County RD./Palm Beach. Bianca reiterated some of the issues and discrepancies found related to Green's job performance, as well as the discrepancies in commissions paid to Green [REDACTED]. Bianca stated that based on the current lease agreements made by Green commissions should not have been paid to Green. The only way commissions should have paid is if the rents were renewed to the current market value at the time of that lease.

Sworn recorded victim statement Alberto Urrechaga

On 3/7/2023, your affiant along with WPBPD detective Dion ID #1832 met with Urrechaga at 95 N. County RD./Palm Beach in which Urrechaga provided a recorded sworn victim statement.

Urrechaga explained how Green manipulated internal apartments leasing agreement reports to make it seem as if there were less vacancies, as well as rented apartments at a lower market rate than what she knew the apartments were supposed to be rented for. According to Urrechaga, Green would then create lease agreements showing a rental pricing lower than the pricing she would report to Urrechaga which showed a higher rental amount. Green then would fill out and submit to Urrechaga requests for commission money based on having met her goals by

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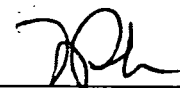
accomplishing the new leasing agreements at the market rate as pre-determined by her management. Urrechaga was shown a single DAVID photo which he immediately recognized as Green.

Your affiant learned from Urrechaga that Green was paid such commissions when Green did not earn the commissions. Your affiant witnessed and analyzed commission worksheets completed and signed by Green, lease agreements pertaining to those commissions paid to Green when not earned, and paystubs of payroll payment to Green with itemized commission payments. The following are incidents in which Green received commissions she did not earn:

- November 15th of 2021, Apt. 1302, Green created a one-year lease agreement for tenant Dorothy Palmer in which the monthly rent states \$2,950. The commission worksheet report completed by Green reflects that Apt. 1302 has a monthly rent of \$3,250. Green received a \$150 commission for this lease when she should not have received any money based on the actual lease agreement of \$2,950 monthly.
- January 1st of 2022, Apt. 1220, Green created a one-year lease agreement for tenant First Choice Corp in which the monthly rent states \$3,295. The commission worksheet report completed by Green reflects that Apt. 1220 has a monthly rent of \$3,695. Green received a \$150 commission for this lease when she should not have received any money based on the actual lease agreement of \$3,295 monthly.
- March 1st of 2022, Apt. 1418, Green created a one-year lease agreement for tenant Regineide Kellenbence in which the monthly rent states \$1,695. The commission worksheet report completed by Green reflects that Apt. 1418 has a monthly rent of \$1,895. Green received a \$250 commission for this lease when she should not have received any money based on the actual lease agreement of \$1,695 monthly.
- January 18th of 2022, Apt. 815, Green created a one-year lease agreement for tenant First Choice Corporate Housing in which the monthly rent states \$3,250. The commission worksheet report completed by Green reflects that Apt. 815 has a monthly rent of \$3,695.

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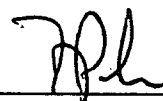


Green received a \$150 commission for this lease when she should not have received any money based on the actual lease agreement of \$3,250 monthly.

- March 1st of 2022, Apt. 519, Green created a one-year lease agreement for tenant Anthony Tate in which the monthly rent states \$1,575. The commission worksheet report completed by Green reflects that Apt. 519 has a monthly rent of \$1,995. Green received a \$250 commission for this lease when she should not have received any money based on the actual lease agreement of \$1,575 monthly.
- March 1st of 2022, Apt. 505, Green created a one-year lease agreement for tenant Joseph Santone in which the monthly rent states \$2,300. The commission worksheet report completed by Green reflects that Apt. 505 has a monthly rent of \$2,895. Green received a \$200 commission for this lease when she should not have received any money based on the actual lease agreement of \$2,300 monthly.
- March 7th of 2022, Apt. 717, Green created a one-year lease agreement for tenant Zoe Nathanson in which the monthly rent states \$2,075. The commission worksheet report completed by Green reflects that Apt. 717 has a monthly rent of \$2,750. Green received a \$200 commission for this lease when she should not have received any money based on the actual lease agreement of \$2,075 monthly.
- April 1st of 2022, Apt. 303, Green created a one-year lease agreement for tenant Gary Schuller in which the monthly rent states \$1,850. The commission worksheet report completed by Green reflects that Apt. 303 has a monthly rent of \$1,995. Green received a \$250 commission for this lease when she should not have received any money based on the actual lease agreement of \$1,850 monthly.
- April 1st of 2022, Apt. 507, Green created a one-year lease agreement for tenant Theo Ribatto in which the monthly rent states \$2,300. The commission worksheet report completed by Green reflects that Apt. 507 has a monthly rent of \$2,595. Green received a

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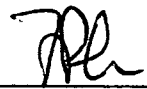
\$250 commission for this lease when she should not have received any money based on the actual lease agreement of \$2,300 monthly.

- June 1st of 2022, Apt. 1514, Green created a one-year lease agreement for tenant Managed Housing in which the monthly rent states \$2,800. The commission worksheet report completed by Green reflects that Apt. 1512 has a monthly rent of \$2,950. Green received a \$150 commission for this lease when she should not have received any money based on the actual lease agreement of \$2,800 monthly.
- July 1st of 2022, Apt. 1512, Green created a one-year lease agreement for tenant Achot Putulyan in which the monthly rent states \$1,950. The commission worksheet report completed by Green reflects that Apt. 1512 has a monthly rent of \$2,595. Green received a \$150 commission for this lease when she should not have received any money based on the actual lease agreement of \$1,950 monthly.
- October 1st of 2022, Apt. 409, Green created a one-year lease agreement for tenant Tanik Kraz in which the monthly rent states \$2,195. The commission worksheet report completed by Green reflects that Apt. 409 has a monthly rent of \$2,450. Green received a \$250 commission for this lease when she should not have received any money based on the actual lease agreement of \$2,195 monthly.
- December 1st of 2022, Apt. 1509, Green created a one-year lease agreement for tenant Nahum Daniels/Tracy Daniels in which the monthly rent states \$3,000. The commission worksheet report completed by Green reflects that Apt. 1509 has a monthly rent of \$3,250. Green received a \$150 commission for this lease when she should not have received any money based on the actual lease agreement of \$3,000 monthly.

The total in unearned commissions is \$2,550.

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Control call to Green

On 3/8/2023, Urrechaga called Green by dialing her phone number (561) 597-0353. Green and Urrechaga were able to have an estimated six-minute conversation in reference to the allegations that Green received commission money she was not owed. Green seemed agitated, however answered several questions made by Urrechaga. The following is an insert of the conversation between Urrechaga and Green at about 3:29 into their conversation:

Urrchaga: You don't have to report but I paid you commissions for" (then interrupted by Green)

Green: "Ok, what you want me to do you want me to write you a check about whatever it was paid is that what you want me to do"

Urrchaga: "If it is owed to me Yes"

Green: Aha, Ok, is not going to happen because I'm not going to pay you back anything I was paid for, I worked my ass off working for you and I was underpaid for a long time without help"

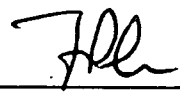
Based on the six-minute conversation between Urrechaga and Green your affiant believes that Green was justifying not returning the money paid for commissions not owed due to her being over worked and without help while employed by Urrechaga.

Urrchaga is cooperating with this investigation and wishes prosecution against Green.

Based on the above facts probable cause exists for the arrest of Franchesca Green in reference to the following criminal violations: F.S. 812.014(1) & (2C) Grand Theft, and 817.034 (4A3) Scheme To Defraud.

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