

PROPERTY

42675 Everglades Park
42675 Everglades Park
Fremont, CA

OWNERS

Emil Besson (100%)
emil.besson@gmail.com

STATEMENT PERIOD

May 13 – June 1, 2026

PERIOD SUMMARY

INCOME	EXPENSES	NET	RESERVES	OWNER DRAW	INVESTMENT	TO OPERATING
\$4,350.00	-\$190.00	\$4,160.00	-\$200.00	-\$3,960.00	\$0.00	\$0.00

* Security deposits tracked separately below and excluded from income & expenses above.

FUNDS HELD IN TRUST

OPERATING BALANCE	CAPEX RESERVE	SECURITY DEPOSIT
\$0.00	\$3,521.54	\$4,195.00
Start of period \$0.00 Receipts +\$4,350.00 Disbursements -\$4,350.00	Start of period \$3,121.46 This period —	Start of period \$4,195.00 This period —

DISTRIBUTION

Total Owner Draw		\$3,960.00
6/1/2026	Emil Besson	-\$3,960.00

ACCOUNT ACTIVITY

DATE	PAYEE	DESCRIPTION	CATEGORY	AMOUNT	BALANCE
5/29/2026		Zelle payment from KAREN D MARTINEZ 29409652767	Tenant Rent	\$2,150.00	\$2,150.00
5/29/2026		Zelle payment from CAROLINA TELLEZ WFCT127QG3CH	Tenant Rent	\$2,200.00	\$4,350.00
6/1/2026	Besson Owner Operating → Everglades CapEx Savings	CapEx — CapEx Impound	Account Transfer	-\$200.00	\$4,150.00
6/1/2026	IRMA MARIN	IRMA MARIN — Gardner	Repairs - Maintenance	-\$90.00	\$4,060.00
6/1/2026	Emil Besson	Emil Besson - Owner Draw	Owner Draw	-\$3,960.00	\$100.00
6/1/2026	John Sherwood	John Sherwood — Property Management Fee (2.3%)	PM Fee: Management Fee	-\$100.00	\$0.00

CAPEX RESERVE ACTIVITY

DATE	DESCRIPTION	AMOUNT	BALANCE
Opening Balance			\$3,121.46
6/1/2026	CapEx — CapEx Impound	+\$200.00	\$3,321.46
Closing Balance			\$3,521.54

SECURITY DEPOSIT ACTIVITY

DATE	DESCRIPTION	AMOUNT	BALANCE
Opening Balance			\$4,195.00
Closing Balance			\$4,195.00