

PROPERTY

42675 Everglades Park  
42675 Everglades Park  
Fremont, CA

OWNERS

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

STATEMENT PERIOD

February 25 – March 24, 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<br>Receipts +\$4,350.00<br>Disbursements -\$4,350.00 | Start of period \$2,521.35<br>This period — | Start of period \$4,195.00<br>This period — |

DISTRIBUTION

| Total Owner Draw |             | \$3,960.00  |
|------------------|-------------|-------------|
| 3/10/2026        | Emil Besson | -\$3,960.00 |

ACCOUNT ACTIVITY

| DATE      | PAYEE                     | DESCRIPTION                                    | CATEGORY               | AMOUNT      | BALANCE    |
|-----------|---------------------------|------------------------------------------------|------------------------|-------------|------------|
| 3/1/2026  | Karen Martinez            | Partial Rent Payment                           | Tenant Rent            | \$2,150.00  | \$2,150.00 |
| 3/3/2026  | IRMA MARIN                | IRMA MARIN — Gardner                           | Repairs - Maintenance  | -\$90.00    | \$2,060.00 |
| 3/3/2026  | Carolina Telez            | Zelle Payment — March 2026                     | Tenant Rent            | \$2,200.00  | \$4,260.00 |
| 3/10/2026 | Transfer to CapEx Impound | CapEx — CapEx Impound                          | Account Transfer       | -\$200.00   | \$4,060.00 |
| 3/10/2026 | Emil Besson               | Emil Besson — Owner Draw                       | Owner Draw             | -\$3,960.00 | \$100.00   |
| 3/23/2026 | 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        |                       |           | \$2,521.35        |
| 3/5/2026               | CapEx Interest        | +\$0.03   | \$2,521.38        |
| 3/10/2026              | CapEx — CapEx Impound | +\$200.00 | \$2,721.38        |
| <b>Closing Balance</b> |                       |           | <b>\$3,521.54</b> |

#### SECURITY DEPOSIT ACTIVITY

| DATE                   | DESCRIPTION | AMOUNT | BALANCE           |
|------------------------|-------------|--------|-------------------|
| Opening Balance        |             |        | \$4,195.00        |
| <b>Closing Balance</b> |             |        | <b>\$4,195.00</b> |