

PROPERTY

42675 Everglades Park
42675 Everglades Park
Fremont, CA

OWNERS

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

STATEMENT PERIOD

January 25 – February 24, 2026

PERIOD SUMMARY

INCOME	EXPENSES	NET	RESERVES	OWNER DRAW	INVESTMENT	TO OPERATING
\$4,195.00	-\$340.00	\$3,855.00	-\$200.00	-\$3,655.00	\$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 +\$4,195.00 Disbursements -\$4,195.00	Start of period \$2,321.32 This period —	Start of period \$4,195.00 This period —

DISTRIBUTION

Total Owner Draw		\$3,655.00
2/3/2026	Emil Besson	-\$3,655.00

ACCOUNT ACTIVITY

DATE	PAYEE	DESCRIPTION	CATEGORY	AMOUNT	BALANCE
2/2/2026	Karen Martinez	Zelle Payment — February 2026	Tenant Rent	\$2,000.00	\$2,000.00
2/3/2026	Transfer to CapEx Impound	CapEx — CapEx Impound	Account Transfer	-\$200.00	\$1,800.00
2/3/2026	John Sherwood	John Sherwood — Property Management Fee (6%)	PM Fee: Management Fee	-\$250.00	\$1,550.00
2/3/2026	Carolina Telez	Zelle Payment — February 2026	Tenant Rent	\$2,195.00	\$3,745.00
2/3/2026	Emil Besson	Emil Besson — Owner Draw	Owner Draw	-\$3,655.00	\$90.00
2/3/2026	IRMA MARIN	IRMA MARIN — Gardner	Repairs - Maintenance	-\$90.00	\$0.00

CAPEX RESERVE ACTIVITY

DATE	DESCRIPTION	AMOUNT	BALANCE
Opening Balance			\$2,321.32
2/3/2026	CapEx — CapEx Impound	+\$200.00	\$2,521.32
2/5/2026	CapEx Interest	+\$0.03	\$2,521.35
Closing Balance			\$3,521.54

SECURITY DEPOSIT ACTIVITY

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