

PROPERTY

42675 Everglades Park
42675 Everglades Park
Fremont, CA

OWNERS

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

STATEMENT PERIOD

November 25 – December 24, 2025

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 \$1,921.25 This period —	Start of period \$4,195.00 This period —

DISTRIBUTION

Total Owner Draw		\$3,655.00
12/4/2025	Emil Besson	-\$3,655.00

ACCOUNT ACTIVITY

DATE	PAYEE	DESCRIPTION	CATEGORY	AMOUNT	BALANCE
12/1/2025	Carolina Telez, Karen Martinez, Michelle Maza	December 2025 Partial Payment	Tenant Rent	\$2,000.00	\$2,000.00
12/3/2025	Carolina Telez, Karen Martinez, Michelle Maza	December 2025 Payment	Tenant Rent	\$2,195.00	\$4,195.00
12/4/2025	Emil Besson	Emil Besson — Owner Draw	Owner Draw	-\$3,655.00	\$540.00
12/4/2025	IRMA MARIN	IRMA MARIN — Gardner	Repairs - Maintenance	-\$90.00	\$450.00
12/4/2025	Transfer to CapEx Impound	CapEx — CapEx Impound	Account Transfer	-\$200.00	\$250.00
12/4/2025	John Sherwood	John Sherwood — Property Management Fee (6%)	PM Fee: Management Fee	-\$250.00	\$0.00

CAPEX RESERVE ACTIVITY

DATE	DESCRIPTION	AMOUNT	BALANCE
Opening Balance			\$1,921.25
12/4/2025	CapEx — CapEx Impound	+\$200.00	\$2,121.25
12/4/2025	CapEx Interest	+\$0.03	\$2,121.28
Closing Balance			\$3,521.54

SECURITY DEPOSIT ACTIVITY

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