

PROPERTY

42675 Everglades Park
42675 Everglades Park
Fremont, CA

OWNERS

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

STATEMENT PERIOD

April 8 – May 12, 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 \$2,921.42 This period —	Start of period \$4,195.00 This period —

DISTRIBUTION

Total Owner Draw		\$3,960.00
5/5/2026	Emil Besson	-\$3,960.00

ACCOUNT ACTIVITY

DATE	PAYEE	DESCRIPTION	CATEGORY	AMOUNT	BALANCE
5/1/2026	Carolina Telez, Karen Martinez, Michelle Maza	May Rent Due 5/1/2026	Tenant Rent	\$2,350.00	\$2,350.00
5/1/2026	IRMA MARIN	IRMA MARIN — Gardner	Repairs - Maintenance	-\$90.00	\$2,260.00
5/4/2026	Carolina Telez, Karen Martinez, Michelle Maza	May Rent Due 5/1/2026	Tenant Rent	\$2,000.00	\$4,260.00
5/5/2026	Transfer to CapEx Impound	CapEx — CapEx Impound	Account Transfer	-\$200.00	\$4,060.00
5/5/2026	John Sherwood	John Sherwood — Property Management Fee (2.3%)	PM Fee: Management Fee	-\$100.00	\$3,960.00
5/5/2026	Emil Besson	Emil Besson — Owner Draw	Owner Draw	-\$3,960.00	\$0.00

CAPEX RESERVE ACTIVITY

DATE	DESCRIPTION	AMOUNT	BALANCE
Opening Balance			\$2,921.42
5/5/2026	CapEx — CapEx Impound	+\$200.00	\$3,121.42
5/6/2026	CapEx Interest	+\$0.04	\$3,121.46
Closing Balance			\$3,521.54

SECURITY DEPOSIT ACTIVITY

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