

**EMVEST MORTGAGE FUND LLC
(A LIMITED LIABILITY COMPANY)
BALANCE SHEET
December 31, 2006**

ASSETS

Current Assets

Cash in Bank	\$ 926,699
Due from United Mortgage Service	13,029
Due from Emvest, Inc.	12,140
Accrued Interest Receivable	<u>474,977</u>

Total Current Assets \$ 1,426,845

Loan Portfolio

Mortgage Loans held	\$ 14,968,831
Less Loan Origination Fees	(198,301)
Loans in Process & Advanced Costs	129,147
Allowance for Foreclosed Assets	<u>(287,404)</u>

\$ 14,612,273

Other Assets

Bond - Certificate of Deposit	<u>\$ 10,000</u>
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Total Other Assets \$ 10,000

Total Assets \$ 16,049,118

LIABILITIES AND EQUITY

Current Liabilities

Accrued Expenses - Attorney for Receiver	\$ 34,677
Accrued Expenses - Receiver	<u>173,798</u>

Total Current Liabilities \$ 208,475

Total Members' Equity 15,840,643

Total Liabilities and Members' Equity \$ 16,049,118

**EMVEST MORTGAGE FUND LLC
(A LIMITED LIABILITY COMPANY)
INCOME STATEMENT
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2006**

Revenue	
Interest Income	\$ 1,821,206
Loan Origination Fees	223,412
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Total Revenue	\$ 2,044,618
Operating Expenses	
Accounting - Receiver	\$ 41,196
Attorney Expenses - Receiver	71,226
Bad Debt Expense	144,482
Bank Service Charges	274
Business Operations - Receiver	78,832
Court Appearances - Receiver	13,895
Dues & Subscriptions	500
Fee Application - Receiver	6,463
Filing Fees	20
Inspection	240
Licenses, Fees & Permits	570
Litigation Response - Receiver	106,922
Loan Documentation	13,475
Loan Servicing - Receiver	4,930
Loan Servicing Fees - UMS	41,495
Loan Servicing - FCI	4,805
Miscellaneous	1,360
Office Expense (Copies, Postage, etc.)	15,951
Set-up	1,395
Taxes	6,800
Tax Issues - Receiver	14,084
Telephone	2,459
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Total Operating Expenses	\$ 571,374
Net Ordinary Income	1,473,244
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Other Income/(Expense)	
Other Income	1,324,656
Other Expense	(6,942)
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Net Other Income/(Expense)	1,317,714
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Net Income	\$ 2,790,958
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**EMVEST MORTGAGE FUND LLC
(A LIMITED LIABILITY COMPANY)
RECAP OF MEMBERS EQUITY
FOR THE TIME PERIOD 01/01/02 THROUGH 12/31/06**

	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>Totals</u>
Members' Equity at Beginning of Year	-0-	\$ 3,774,359	\$ 10,646,176	\$ 15,269,624	\$ 15,003,527	
Capital Contributions	\$ 4,215,807	8,080,495	8,014,408	-	\$ -	\$ 20,310,710
Net Income	97,702	520,460	721,953	1,147,862	2,790,958	5,278,935
Distributions to Members	(124,574)	(908,462)	(1,570,242)	(857,856)	(992,290)	(4,453,424)
Withdrawals to Members	(182,734)	(426,570)	(2,140,175)	(556,103)	(973,373)	(4,278,955)
Rounding						
Syndication Costs	<u>(231,842)</u>	<u>(394,106)</u>	<u>(402,496)</u>	<u>-</u>	<u>11,821</u>	<u>(1,016,623)</u>
Members' Equity at End of Year	<u>\$ 3,774,359</u>	<u>\$ 10,646,176</u>	<u>\$ 15,269,624</u>	<u>\$ 15,003,527</u>	<u>\$ 15,840,643</u>	<u>\$ 15,840,643</u>
Book Value of \$10,000 Investment	\$ 9,359	\$ 9,109	\$ 8,695	\$ 8,817	\$ 9,881	

Emvest Mortgage Fund								
Schedule of Accrued Interest								
12/31/06								
Unified		Balance at		Last	End of	# of	Interest	
Loan #	Name	12/31/06	Rate	Payment	Month	Days	Due	
E0209B	Smith	357,029.00	8.000%	11/01/06	12/31/06	60	4,695.18	
E20846	Olive	134,000.00	16.000%			N/A	59,973.26	OK
E31223	Gary Gramling	130,753.70	13.000%	05/23/05	12/31/06	587	27,336.48	
E40524	Miller	346,986.90	12.500%	11/15/06	12/31/06	46	5,466.23	
E41261	Kim	1,080,000.00	13.000%	04/15/06	11/30/06	229	88,086.58	OK
E50314	Brown	381,170.96	12.500%	10/15/06	12/31/06	77	10,051.43	
PNL0528	Barnes	16,378.05	11.790%	11/08/06	12/31/06	53	280.39	
PNL1090	Rimple	55,978.84	10.250%	11/30/06	12/31/06	31	487.32	
PNL1260	Sumner	18,878.10	12.750%	11/01/04	11/30/06	759	5,005.15	OK
PNL3191	Williams	29,863.97	12.550%	11/11/06	12/31/06	50	513.41	
PNL3528	Norwood	16,307.10	14.375%	11/01/06	12/31/06	60	385.34	
PNL7529	Flaskamp	17,182.16	12.875%	11/01/06	12/31/06	60	363.65	
PNL8239	Morales	30,724.59	13.875%	10/01/06	12/31/06	91	1,062.84	
		2,615,253.37					203,707.25	
E31223	Gary Gramling	-130,753.70	13.000%	05/23/05	11/30/06	556	(25,892.81)	
Sub Totals		2,484,499.67					177,814.44	
FCI		Balance at		Last	End of	# of	Interest	
Loan #	Name	12/31/06	Rate	Payment	Month	Days	Due	
WG-01	Sanchez	438,464.19	12.000%	10/01/06	12/31/06	91	13,117.89	
ALG/115	Lerman	295,611.55	12.250%	12/01/06	12/31/06	30	2,976.36	
GOOD-004	McQuire	455,000.00	12.000%	07/01/06	12/31/06	183	27,374.79	
PNL8840	Thorsen	50,563.94	11.250%	04/01/05	11/30/06	608	9,475.54	OK
ALG/117	Munee	634,688.50	12.000%	11/01/06	12/31/06	60	12,519.88	
FCI/1	Thomas	540,000.00	14.500%	12/08/06	12/31/06	23	4,933.97	
ALG/118	Stevens	346,417.87	12.250%	10/21/06	12/31/06	71	8,254.71	
FCI/2	Baez	280,000.00	15.000%	11/13/06	12/31/06	48	5,523.29	
FCI/3	Int'l Executive	320,000.00	11.950%	10/20/06	12/31/06	72	7,543.23	
ALG/120	Roberts	149,695.07	13.250%	11/09/06	12/31/06	52	2,825.75	
FCI/5	Seng	548,000.00	13.000%	11/24/06	12/31/06	37	7,221.59	
ALG/122	Sellers	288,917.31	12.000%	04/13/06	11/30/06	231	21,941.88	OK
FCI/6	Morley	122,000.00	13.000%	11/17/06	12/31/06	44	1,911.89	
FCI/10	Carriage Trade	60,000.00	15.000%	07/17/06	12/31/06	167	4,117.81	
FCI/9	Sims	565,000.00	13.000%	06/24/06	12/31/06	190	38,234.25	
FCI/10	Baez	180,000.00	13.000%	11/21/06	12/31/06	40	2,564.38	
FCI/12	Colbert/Murray	374,008.50	11.500%	12/04/06	12/31/06	27	3,181.63	
FCI/8	Praise Tabernacle	160,000.00	12.950%	11/11/06	12/31/06	50	2,838.36	
FCI/13	Middell	448,000.00	11.500%	10/15/06	12/31/06	77	10,868.60	
ALG/123	Zohn	224,603.95	12.000%	01/09/07	12/31/06	(9)	(664.58)	
FCI/14	Weerasuriya	252,812.26	14.990%	12/16/06	12/31/06	15	1,557.39	
FCI/17	Martinez	584,191.29	12.250%	11/26/06	12/31/06	35	6,862.25	
FCI/18	Greene	229,701.95	13.000%	01/26/07	12/31/06	(26)	(2,127.10)	
FCI/19	Mendoza	981,500.00	12.500%	12/27/06	12/31/06	4	1,344.52	
FCI/20	Mendoza	348,500.00	12.500%	12/27/06	12/31/06	4	477.40	
ALG/125	Deschenese	68,000.00	12.000%	08/10/06	11/30/06	112	2,503.89	OK
FCI/22	Wilkens	165,000.00	15.000%	09/10/06	12/31/06	112	7,594.52	
FCI/15	Cunnigham	669,500.00	13.000%	09/16/06	12/31/06	106	25,275.92	
FCI/26	Byington	650,000.00	13.500%	11/25/06	12/31/06	36	8,654.79	
ALG/124	Haywood	249,607.27	12.000%	12/06/06	12/31/06	25	2,051.57	
ALG/127	Grotjahn	474,588.18	12.000%	11/10/06	12/31/06	51	7,957.48	
FCI/25	Tashchyan	369,459.95	12.000%	12/21/06	12/31/06	10	1,214.66	
FCI/27	Nelson	310,500.00	12.500%	12/09/06	12/31/06	22	2,339.38	
FCI/28	Hatherley	420,000.00	14.000%	10/18/06	12/31/06	74	11,921.10	
FCI/29	Hernandez	230,000.00	14.000%	10/14/06	12/31/06	78	6,881.10	
Sub Totals		12,484,331.78					271,270.10	
Grand Totals		14,968,831.45					474,977.36	