

**EMVEST MORTGAGE FUND LLC
(A LIMITED LIABILITY COMPANY)
BALANCE SHEET
FEBRUARY 28, 2006**

ASSETS

Current Assets

Cash in Bank	\$ 1,551,319	
Accrued Interest Receivable	215,343	
		<u>215,343</u>

Total Current Assets \$ 1,766,662

Loan Portfolio

Mortgage Loans held (net of origination fees)	\$ 13,494,092	
Allowance for Foreclosed Assets	<u>(142,922)</u>	\$ 13,351,170

Other Assets

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

Total Other Assets 10,000

Total Assets \$ 15,127,832

LIABILITIES AND EQUITY

Current Liabilities

Accrued Expenses - Attorney for Receiver	\$ 20,747	
Accrued Expenses - Receiver	<u>108,539</u>	

Total Current Liabilities \$ 129,286

Total Members' Equity 14,998,546

Total Liabilities and Members' Equity \$ 15,127,832

**EMVEST MORTGAGE FUND LLC
(A LIMITED LIABILITY COMPANY)
INCOME STATEMENT
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2006**

Revenue	
Interest Income	\$ 237,074
Loan Origination Fees	38,687
	<hr/>
Total Revenue	\$ 275,761
Operating Expenses	
Accounting - Receiver	\$ 14,326
Attorney Expenses - Receiver	9,094
Business Operations - Receiver	12,952
Court Appearances - Receiver	7,000
Fee Application - Receiver	1,760
Filing Fees	20
Inspection	240
Litigation Response - Receiver	20,055
Loan Documentation	13,475
Loan Servicing - Receiver	885
Loan Servicing Fees	11,376
Miscellaneous	1
Office Expense (Copies, Postage, etc.)	3,896
Set-up	1,395
Tax Issues - Receiver	8,803
Telephone	204
	<hr/>
Total Operating Expenses	\$ 105,482
Net Ordinary Income	170,279
	<hr/>
Other Income/(Expense)	
Other Income	4,813
	<hr/>
Net Other Income/(Expense)	4,813
	<hr/>
Net Income	\$ 175,092
	<hr/> <hr/>

**EMVEST MORTGAGE FUND LLC
(A LIMITED LIABILITY COMPANY)
STATEMENT OF MEMBERS' EQUITY
FOR THE TWO MONTHS ENDED FEBRUARY 28, 2006**

Members' Equity at January 1, 2006	\$ 15,003,527
Net Income - Y-T-D 2006	175,092
Distributions - 2006	(170,071)
Withdrawals- 2006	(10,000)
Rounding	<u>(2)</u>
Members' Equity at February 28, 2006	<u><u>\$ 14,998,546</u></u>