

**EMVEST MORTGAGE FUND LLC
(A LIMITED LIABILITY COMPANY)
BALANCE SHEET
February 29, 2008**

ASSETS

Current Assets		
Cash in Bank	\$ 2,344,027	
Accrued Interest Receivable	<u>244,682</u>	
Total Current Assets		\$2,588,709
Loan Portfolio		
Mortgage Loans held	\$ 5,195,863	
Loans in Process & Advanced Costs	201,106	
Allowance for Foreclosed Assets	<u>(770,265)</u>	
		\$4,626,704
Other Assets		
Real Estate Owned	\$ 1,363,907	
Bond - Certificate of Deposit	<u>10,000</u>	
Total Other Assets		<u>\$1,373,907</u>
Total Assets		<u><u>\$8,589,320</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Accrued Expenses - Attorney for Receiver	\$ 49,335	
Accrued Expenses - Receiver	<u>210,193</u>	
Total Current Liabilities		\$ 259,528
Total Members' Equity		<u>8,329,792</u>
Total Liabilities and Members' Equity		<u><u>\$ 8,589,320</u></u>

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**EMVEST MORTGAGE FUND LLC
(A LIMITED LIABILITY COMPANY)
INCOME STATEMENT
FOR THE TWO MONTHS ENDED FEBRUARY 29, 2008**

Revenue		
Interest Income		<u>\$ 116,387</u>
Total Revenue		\$ 116,387
Operating Expenses		
Accounting/Bus Operations - Receiver	18,000	
Advance Deschenes	8,684	
Attorney Expenses - Receiver	6,825	
Bad Debt		
Dues & Subscriptions		
Filing Fees		
Legal Fees		
Licenses, Fees & Permits		
Litigation Response - Receiver	3,677	
Loan Documentation	500	
Loan Servicing - FCI	165	
Office Expense	1,346	
Printing and Reproductions		
REO Costs	5,623	
Taxes		
Tax Issues - Receiver	4,642	
Telephone		
Total Operating Expenses		<u>\$ 49,462</u>
Net Ordinary Income		<u>66,925</u>
Other Income/(Expense)		
Other Income	35,654	
Interest Other	-	
Other Expense		
Net Other Income/(Expense)		<u>35,654</u>
Net Income		<u><u>\$ 102,579</u></u>

Emvest Mortgage Fund
Schedule of Accrued Interest

02/29/08

FCI Loan #	Name	Balance at 02/29/08	Rate	Last Payment	End of Month	# of Days		Interest Due
ALG/115	Lerman	290,765.26	12.250%	01/01/08	02/29/08	59		5,757.55
FCI/1	Thomas	540,000.00	14.500%	12/08/07	02/29/08	83		17,805.21
ALG/118	Stevens	346,039.24	12.250%	11/21/06	02/29/08	465	F	15,097.74
FCI/2	Baez	280,000.00	15.000%	08/13/07	02/29/08	200		23,013.70
ALG/122	Sellers	288,917.31	12.000%	04/13/07	02/29/08	322	F	26,121.29
FCI/8	Praise	160,000.00	12.950%	11/11/07	02/29/08	110		6,244.38
FCI/13	Middell	448,000.00	11.500%	10/15/06	02/29/08	502	F	40,792.55
ALG/123	Zohn	223,660.22	12.000%	01/09/08	02/29/08	51		3,750.14
FCI/17	Martinez	584,191.29	12.250%	11/26/06	02/29/08	460	F	6,862.25
FCI/18	Greene	229,116.80	13.000%	09/26/07	02/29/08	156		12,730.11
FCI/20	Mendoza	348,500.00	12.500%	10/27/07	02/29/08	125		14,918.66
FCI/26	Byington	650,000.00	13.500%	10/25/07	02/29/08	127	F	22,839.04
ALG/127	Grotjahn	474,163.88	12.000%	02/10/07	02/29/08	384	F	26,657.10
FCI/25	Tashchyan	368,048.76	12.000%	12/21/07	02/29/08	70		8,470.16
FCI/27	Nelson	310,500.00	12.500%	12/09/07	02/29/08	82		8,719.52
	Grand Totals	5,541,902.76						239,779.40
ALG/118	Stevens	346,039.24						15,097.74
		5,195,863.52						224,681.66

EMVEST MORTGAGE FUND LLC
(A LIMITED LIABILITY COMPANY)
RECAP OF MEMBERS EQUITY
FOR THE TIME PERIOD 01/01/02 THROUGH 1/31/08

	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>Totals</u>
Members' Equity at Beginning of Year	-0-	\$ 3,774,359	\$ 10,646,176	\$ 15,269,624	\$ 15,003,527	\$ 15,840,643	\$ 9,105,176	
Capital Contributions	\$ 4,215,807	8,080,495	8,014,408	0	0	0	0	20,310,710
Net Income	97,702	520,460	721,953	1,147,862	2,790,958	70,881	102,579	5,452,395
Distributions to Members	(124,574)	(908,462)	(1,570,242)	(857,856)	(992,290)	(687,881)	(94,722)	(5,236,027)
Withdrawals to Members	(182,734)	(426,570)	(2,140,175)	(556,103)	(973,373)	(6,214,386)	(783,242)	(11,276,583)
Rounding						1	1	1
Syndication Costs	(231,842)	(394,106)	(402,496)	-	11,821	95,918	0	(920,705)
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>\$ 9,105,176</u>	<u>\$ 8,329,792</u>	<u>\$ 8,329,791</u>
Book Value of \$10,000 Investment	\$ 9,359	\$ 9,109	\$ 8,695	\$ 8,817	\$ 9,811	\$ 9,275	\$ 9,220	