

\$6,250,000
VILLAGE OF MALTA, DEKALB COUNTY, ILLINOIS
TAX INCREMENT REVENUE BONDS, SERIES 2006
(PRAIRIE SPRINGS PROJECT)

DEVELOPER'S CONTINUING DISCLOSURE STATEMENT

Municap, Inc.
Attn: Keenan Rice
6760 Alexander Bell Drive, Suite 220
Columbia, MD 21046

In accordance with the "Continuing Disclosure Undertaking" (the "Agreement"), delivered by the Village of Malta, DeKalb County, Illinois (the "Village") and Eagle Homes- Prairie Springs, LLC, the developer of the Prairie Springs Project (the "Developer"), the developer hereby provides the following information as of December 31, 2008. All terms having initial capitalization and not defined herein shall have the same meanings set forth in the Private Placement Memorandum dated September 13, 2006. To the best of the knowledge of the undersigned.

The information provided herein is not intended to supplement the information provided in the Private Placement Memorandum. This report responds to the specific requirements of the continuing disclosure agreement. No representation is made as to the materiality or completeness of the information provided herein or as to whether other relevant information exists with respect to the period covered by this report. Other matters or events may have occurred or become known during or since that period that may be material. All information is provided as of December 31, 2008, unless otherwise stated, and no representation is made that the information contained herein is indicative of information that may pertain since the end of the period covered by this report or in the future.

Under Section 6(a): Please see the attached sales report.

Under Section 6(b): There is no material legislative, administrative or judicial challenge, to the best of our knowledge, to the development of the Prairie Springs Project or the Redevelopment Project as defined in the Private Placement Memorandum.

Under Section 6(c): To the best of our knowledge, we are not aware of the existence of any correspondence or the occurrence of any discussions that would have an adverse impact on the construction of Phase 1 of the Prairie Springs Project, including schedule and budget, with any state or federal environmental entities or any state department of transportation entities.

Under Section 6(d): To the best of our knowledge, there have been material challenges to, or issues with respect to, the Developer's title to the real property acquired in connection with Phase 1 of the Prairie Springs Project. The developer reports that in July 2008 foreclosure proceedings were initiated by American National Bank, the Acquisition and Development Lender, and that the balance on the loan is currently \$6,500,000. The developer reports that they are attempting to restructure the debt to stop the foreclosure action.

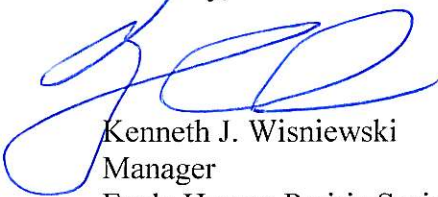
Under Section 6(e): To the best of our knowledge, we are not aware of any changes that would be material under the federal securities law under the following headings of the Private Placement Memorandum: "PRAIRIE SPRINGS DEVELOPMENT – General," "-The Developer," and "PLAN OF FINANCE." As disclosed above, the developer is currently negotiating with its lender, American National Bank, to restructure the Acquisition and Development Construction Loan.

Under Section 6(f): To the best of our knowledge, we have fully complied with the terms and conditions of the Redevelopment Agreement and are not aware of any Event of Default thereunder.

According to the DeKalb County Clerk's Office, the delinquent property taxes for two parcels, which are owned by Eagle Homes were collected at tax sale on October 29, 2007. As of January 16, 2009, the DeKalb County Clerk's Office reports that taxes on one of the two parcels were redeemed on July 1, 2008.

Thank you.

Sincerely,



Kenneth J. Wisniewski
Manager
Eagle Homes-Prairie Springs, LLC

Enclosure

Cont'd. page 2:

Cc: Vince McCabe, President
Village of Malta
120 S. Third Street
Malta, IL 60150

Municap, Inc.
Attn: Keenan Rice
8340 Governor Ridgley Lane
Ellicott City, MD 21043

The Bank of New York Trust Company, N.A.
Attn: Ayanna Louis-Charles
2 North LaSalle Street, Suite 1020
Chicago, IL 60602

**SALES ANALYSIS / WEEKLY PROGRESS REPORT
SINGLE FAMILY**

PRIARIE SPRINGS PHASE 1, MALTA, IL

TOTAL LOTS 138

WEEK ENDING: 12/31/08

LOT	MODEL	BASE PRICE	OPTIONS TOTAL	SALES PRICE	PERMIT	EXCAVATE	FOUNDATN	FRAMING	ROUGH	DRYWALL	TRIMMING	CLOSE DT	MEMO
1-1	Foxglove B	\$181,700	\$7,094	\$188,794	X	X	X	X	X	X	X	3/15/06	Closed
1-2			\$0										
1-3	Diamond A	\$160,500	\$19,790	\$180,290	X	X	X	X	X	X	X	10/3/06	Closed
1-4	Golden Rod C	\$186,200	\$7,258	\$193,458	X	X	X	X	X	X	X	12/22/05	Closed
1-5	Golden Rod B	\$185,400	\$9,992	\$195,392	X	X	X	X	X	X	X	11/30/05	Closed
1-6	Eddington B	\$196,800	\$24,786	\$221,586	X	X	X	X	X	X	X	10/25/06	Closed
1-7	Gainsborough A	\$219,890	\$3,340	\$223,230	X	X	X	X	X	X		5/30/08	Spec
1-8			\$0										
1-9			\$0										
1-10			\$0										
1-11			\$0										
1-12			\$0										
1-13			\$0										
2-1			\$0										
2-2	Gainsborough B	\$209,400	-\$1,072	\$208,328	X	X	X	X	X	X	X	10/7/05	Closed
2-3	Millpointe C	\$176,300	\$2,754	\$179,054	X	X	X	X	X	X	X	12/14/05	Closed
2-4	Elderberry A	\$177,690	\$13,108	\$190,798	X	X	X	X	X	X	X	2/27/07	Closed
2-5	Belmont B	\$158,190	\$37,906	\$196,096	X	X	X	X	X	X	X	8/3/06	Closed
2-6			\$0										
2-7	Emerald B	\$174,700	\$13,595	\$188,295	X	X	X	X	X	X	X	8/18/06	Closed
2-8	Gainsborough C	\$224,090	\$26,640	\$250,730	X	X	X	X	X	X			Spec
2-9			\$0										
2-10	Golden Rod B	\$201,990	\$15,528	\$217,518	X	X	X	X	X	X	X	7/31/07	Closed
2-11	Chicory A	\$179,490	\$0	\$179,490	X	X	X	X	X	X	X		Spec
2-12	Foxglove A	\$180,200	\$4,741	\$184,941	X	X	X	X	X	X	X	1/3/06	Closed
2-13			\$0										
2-14	Foxglove B	\$177,400	\$15,432	\$192,832	X	X	X	X	X	X	X	12/20/05	Closed
3-1			\$0										
3-2			\$0										
3-3			\$0										
3-4			\$0										
3-5			\$0										
3-6			\$0										
3-7			\$0										
3-8			\$0										
3-9	Chicory B		\$0		X	X	X	X	X	X	X		Model
3-10	Elderberry B		\$0		X	X	X	X	X	X	X		Model
3-11	Golden Rod C		\$0		X	X	X	X	X	X	X		Model
3-12	Millpointe C		\$0		X	X	X	X	X	X	X		Sales Office
4-1			\$0										Parking Lot
4-2			\$0										
4-3			\$0										
4-4			\$0										
4-5			\$0										
4-6			\$0										
4-7	Eddington B	\$199,300	\$10,825	\$210,125	X	X	X	X	X	X	X	6/30/08	Closed
4-8	Golden Rod C	\$186,200	\$16,995	\$203,195	X	X	X	X	X	X	X	11/30/05	Closed
4-9	Bellflower B	\$176,700	\$20,461	\$197,161	X	X	X	X	X	X	X	11/17/06	Closed
4-10	Millpointe B	\$175,500	-\$1,266	\$174,234	X	X	X	X	X	X	X	11/15/05	Closed
4-11	Elderberry C	\$172,300	\$6,732	\$179,032	X	X	X	X	X	X	X	11/23/05	Closed
4-12	Gainsborough B	\$209,400	\$19,758	\$229,158	X	X	X	X	X	X	X	11/4/05	Closed
5-1	Millpointe C	\$182,300	\$32,502	\$214,802	X	X	X	X	X	X	X	9/1/06	Closed
5-2	Foxglove B	\$181,600	\$8,401	\$190,001	X	X	X	X	X	X	X	5/3/06	Closed
5-3	Golden Rod B	\$194,200	\$25,489	\$219,689	X	X	X	X	X	X	X	7/13/06	Closed
5-4	Foxglove B	\$182,600	\$9,275	\$191,875	X	X	X	X	X	X	X	9/29/06	Closed
5-5	Millpointe C	\$182,300	\$32,931	\$215,231	X	X	X	X	X	X	/		Spec
5-6	Elderberry B	\$180,190	\$16,464	\$196,654	X	X	X	X	X	X	X	4/23/07	Closed
5-7	Golden Rod A	\$186,400	\$15,889	\$202,289	X	X	X	X	X	X	X	2/10/06	Closed
5-8	Foxglove B	\$182,600	\$22,576	\$205,176	X	X	X	X	X	X	X	8/8/06	Closed
5-9	Elderberry B	\$173,100	\$6,244	\$179,344	X	X	X	X	X	X	X	3/22/06	Closed
5-10	Coral A	\$160,790	\$9,913	\$170,703	X	X	X	X	X	X	X	3/3/06	Closed
5-11	Gainsborough B	\$212,600	\$27,183	\$239,783	X	X	X	X	X	X	X	1/24/06	Closed
5-12	Gainsborough A	\$209,500	\$30,826	\$240,326	X	X	X	X	X	X	X	3/31/06	Closed
6-1	Eddington B	\$195,900	\$21,295	\$217,195	X	X	X	X	X	X	X	3/8/06	Closed
6-2	Golden Rod B	\$194,200	\$23,808	\$218,008	X	X	X	X	X	X	X	6/1/06	Closed
6-3	Golden Rod C	\$198,200	\$44,041	\$242,241	X	X	X	X	X	X	X	9/28/06	Closed

