

\$14,815,000
PINNACLE COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY
(GROVE CITY, OHIO)
COMMUNITY FACILITIES BONDS
SERIES 2004A

DEVELOPER'S CONTINUING DISCLOSURE STATEMENT – PART I

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

In accordance with the "Continuing Disclosure Agreement" (the "Disclosure Agreement") by and between the undersigned, Pinnacle Community Infrastructure Financing Authority (the "Authority"), M/I Homes of Central Ohio, LLC and Pinnacle Development Company of Grove City Ohio, LTD (together the "Developers") and MuniCap, Inc. (the "Administrator") dated as of July 15, 2004, M/I Homes of Central Ohio, LLC, one of the Developers, hereby provides the following information as of December 31, 2008. All terms having initial capitalization and not defined herein shall have the meanings set forth in the Rule or, to the extent not in conflict with the Rule, in the Official Statement dated as of August 2, 2004. To the best of the knowledge of the undersigned:

The information provided herein is not intended to supplement the information provided in the Limited Offering 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.

To the best of the knowledge of the undersigned:

- 1) Status of Construction and Completion of the Pinnacle Community Development Authority:

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SUMMARY OF FINANCED CONSTRUCTION – PART I

Infrastructure Improvements	Original Budget	Prior Changes	Current Changes	Revised Budget	Spent to Date	Percent Complete
<u>Part I – Residential Project & City Commitment</u>						
Buckeye Parkway Extension	\$2,930,000	\$590,350	\$0	\$3,520,350	\$3,520,350	100%
Pinnacle Club Drive	\$2,547,000	\$531,650	\$0	\$3,078,650	\$3,078,650	100%
State Route 104 turn lane	\$100,000	\$400,000	\$0	\$500,000	\$0	0%
Traffic signals	\$220,000	(\$83,600)	\$150,000	\$286,400	\$138,162	48%
Sanitary sewer extensions	\$350,000	\$666,040	\$250,000	\$1,266,040	\$1,016,040	80%
Landscaping right of way	\$450,000	\$720,000	\$34,000	\$1,204,000	\$1,204,000	100%
Entrance features	\$664,000	\$166,000	-\$84,000	\$746,000	\$619,000	83%
Layout/staking	\$200,000	(\$50,000)	\$0	\$150,000	\$135,000	90%
Inspection fees	\$430,000	\$65,000	\$300,149	\$795,149	\$755,149	95%
Buckeye Parkway/Pinnacle Club Drive engineering	\$500,000	\$0	\$120,773	\$620,773	\$580,773	94%
Community center	\$2,000,000	\$628,078	\$0	\$2,628,078	\$2,628,078	100%
Public improvements in subareas B, C, D & E	\$2,985,000	\$0	\$0	\$2,985,000	\$2,985,000	100%
10% contingency	\$1,737,600	(\$1,737,600)	\$0	\$0		
Total Residential Project Eligible Costs	\$15,113,600	\$1,895,918	\$770,922	\$17,780,440	\$16,660,202	94%
<i>Less</i> City Commitment	(\$8,250,000)			(\$8,250,000)		
Total Part I Bond Funded Costs	\$6,863,600	\$1,895,918	\$770,922	\$8,759,518	\$16,660,202	

- 2) Developer's Information Update: No Changes
- 3) Developer and Land Acquisition and Development Activities: 9 lots under development but not ready for building permits.
- 4) Zoning Classification: No Changes
- 5) Legislative, Administrative or Judicial Challenges: None
- 6) Notice of Default: None
- 7) Material changes to the Form of Ownership of the Developer: No Changes
- 8) Vacant Lot Sale Status: **LOT SALE STATUS**

Sub-Area	Product Type	Estimated Number of Units	LOT SALES	
			Under Contract	Closed
A-1	Estate Homes	77	--	--
A-2	Estate Homes	58	--	--
B	Medium Single Family	45	--	--
C	Medium Single Family	138	--	--
D	Small Single Family	168	--	--
E	Neo-Traditional	571	--	--
F	Condominium	285	--	--
H	Condominium	20	--	--
I	Condominium	75	--	75**
J	Condominium	137	--	137*
Total		1574	0	212

Number of lots is estimated as per the original design of the project

** Condominium Pod I (12.783 acres) sold to Mews at Pinnacle Club LLC on 11/17/2005.*

*** Condominium Pod J (21.737 acres) sold to Cottages at Pinnacle LLC on 7/26/2005*

9) Issuance of Building Permits and Sale Status:

ISSUANCE OF BUILDING PERMITS AND SALE STATUS

Sub-Area	Product Type	Estimated Number of Units	Building Permits		Homes	
			Issued	Pending	Under Contract	Closed
A-1	Estate Homes (PDC)	77	--	--	--	--
A-2	Estate Homes (PDC)	58	--	--	--	--
B	Medium Single Family (MI)	45	12	0	1	7
C	Medium Single Family (MI)	138	--	--	--	--
D	Small Single Family (MI)	168	148	0	9	104
E	Neo-Traditional (MI)	571	260	0	23	172
F	Condominium (MI)	285	--	--	--	--
H	Condominium (MI)	20	--	--	--	--
I	Condominium (MI)**	75	20	0	0	11
J	Condominium (MI)*	137	31	5	4	9
Total		1574	471	5	37	303

*M/I Homes of Central Ohio, LLC is relying on information provided by the condominium developer, The Cottages at Pinnacle, LLC without an independent investigation and has not received any additional information since September 30, 2007. This information will be sent under separate cover upon receipt.

**M/I Homes of Central Ohio, LLC is relying on information provided by the condominium developer, The Mews at Pinnacle Club, LLC without an independent investigation.

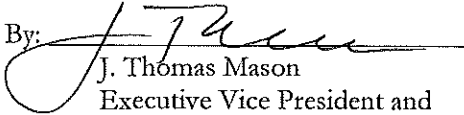
10) The number of homes closed and occupied by each Sub-Area is shown in table below:

HOMES OCCUPIED

Sub-Area	Product Type	Estimated Number of Units	Homes Closed and Occupied
A-1	Estate Homes	77	13
A-2	Estate Homes	58	1
B	Medium Single Family	45	7
	Medium Single		
C	Family	138	--
D	Small Single Family	168	104
E	Neo-Traditional	571	172
F	Condominium	285	--
H	Condominium	20	--
I	Condominium	75	11
J	Condominium	137	9
Total		1574	317

M/I HOMES OF CENTRAL OHIO, LLC

By: M/I Homes of Central Ohio, LLC

By: 
J. Thomas Mason
Executive Vice President and
General Counsel

Date: 1/30/09

\$14,815,000
PINNACLE COMMUNITY INFRASTRUCTURE FINANCING AUTHORITY
(GROVE CITY, OHIO)
COMMUNITY FACILITIES BONDS
SERIES 2004A

DEVELOPER'S CONTINUING DISCLOSURE STATEMENT-PART II

Attn: Keenan Rice
MuniCap
8340 Governor Ridgley Lane
Ellicott City, MD 21043

In accordance with the "Continuing Disclosure Agreement" (the "Disclosure Agreement") by and between the undersigned, Pinnacle Community Infrastructure Financing Authority (the "Authority"), M/I Homes of Central Ohio, LLC and Pinnacle Development Company of Grove City Ohio, LTD (together the "Developers") and MuniCap, Inc. (the "Administrator") dated as of July 15, 2004, the Developers hereby provides the following information as of December 31, 2008. All terms having initial capitalization and not defined herein shall have the meanings set forth in the Rule or, to the extent not in conflict with the Rule, in the Official Statement dated as of August 2, 2004. To the best of the knowledge of the undersigned:

- 1) Status of Construction and Completion of the Pinnacle Community Development Authority-Storm Sewer Project:

SUMMARY OF FINANCED CONSTRUCTION - PART II

Infrastructure Improvements	Original Budget	Budget Changes	Revised Budget	Spent to Date	Percent Complete
Total eligible project costs	\$19,113,600				
<i>Less City commitment</i>	<i>(\$8,250,000)</i>				
<i>Less M/I Homes portion of Development</i>	<i>(\$6,863,600)</i>				
Part II - Storm Sewer Project					
Master storm water management system	1,950,000	none	none	1,950,000	100%
Portion of street (*total amount)	*2,050,000	none	none	2,050,000	100%
Storm water (*total amount)					
Water main (*total amount)					
Sanitary sewer in subareas A ₁ and A ₂ (*total amount)					
Total Part II Bond Funded Costs	\$4,000,000	none	none	4,000,000	100%

- 2) Developer's Information Update:

- Storm master drainage is 100% complete;
- Estate lots / underground infrastructure, sanitary storm water is 100% complete;
- Estate lots / streets, curbs and gutters are 100% complete;
- Estate lots / ancillary street lights and street signs are 100% complete;

- Estate lots / landscaping to be complete next Spring;
 - Estate lots to be complete in early Spring
- 3) Developer's and Land Acquisition and Development Activities: There are no changes to developer's and land acquisition and development activities.
 - 4) Zoning Classification: There have been no changes to the zoning classification of any parcels within the district.
 - 5) Legislative, Administrative or Judicial Challenges: There have been no legislative, administrative, or judicial challenges to the construction or development of the district.
 - 6) Notice of Default: There has been no formal written notice of default under any construction loan that finances any portion of the project.
 - 7) Material changes to the Form of Ownership of the Developer: There have been no material changes in the form, organization or ownership of the developer, any member or affiliate of the developer described in the Official Statement under the heading "DEVELOPERS AND LAND ACQUISITION AND DEVELOPMENT ACTIVITES."
 - 8) Vacant Lot Sale Status:

LOT SALE STATUS

Sub-Area	Product Type	Estimated Number of Units	LOT SALES	
			Under Contract	Closed
A-1	Estate Homes	77	0	21
A-2	Estate Homes	58	0	6
B	Medium Single Family	(see M/I)		
C	Medium Single Family	(see M/I)		
D	Small Single Family	(see M/I)		
E	Neo-Traditional	(see M/I)		
F	Condominium	(see M/I)		
H	Condominium	(see M/I)		
I	Condominium	(see M/I)		
J	Condominium	(see M/I)		
Total		135	0	27

9) Issuance of Building Permits and Sale Status:

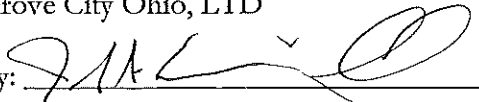
ISSUANCE OF BUILDING PERMITS AND SALE STATUS

Sub-Area	Product Type	Estimated Number of Units	Building Permits		Homes	
			Issued	Pending	Under Contract	Closed
A-1	Estate Homes	77	16	0	0	13
A-2	Estate Homes	58	2	0	0	1
B	Medium Single Family	(see M/I)				
C	Medium Single Family	(see M/I)				
D	Small Single Family	(see M/I)				
E	Neo-Traditional	(see M/I)				
F	Condominium	(see M/I)				
H	Condominium	(see M/I)				
I	Condominium	(see M/I)				
J	Condominium	(see M/I)				
Total		135	18	0	0	14

Pinnacle Development Company of Grove City, Ltd. has not received any information from the builder(s): John Brennan / Pat Zimmer / American Heritage Homes.

PINNACLE DEVELOPMENT COMPANY
OF GROVE CITY OHIO, LTD

By: Pinnacle Development Company of
Grove City Ohio, LTD

By: 

Title: Managing Member

Date: January 27, 2009