

Public Facilities Report

Bella Collina Community Development District

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I. Purpose and Scope

This report is provided for Bella Collina Community Development District (the "District") as an obligation under Section 189.08, Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District's website. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government.

II. Introduction

Bella Collina is an approximately 1,900 acre master planned golf course community located in unincorporated Lake County, Florida. The Development consists of two separate parcels bifurcated by and situated along the east and west sides of County Road 455, referred to as Pine Island I and Pine Island II, respectively. Pine Island I encompasses approximately 1,400 acres and is planned for 483 single-family residential lots, equestrian center and trails, community center and athletic fields. Pine Island II encompasses approximately 500 acres and is planned for 318 single-family residential lots with an 18-hole golf course and clubhouse/pro shop facilities.

III. Public Facilities (189.08)(2)(a)

i. A description of existing public facilities owned or operated by the special district.

- See the attached Engineers Report dated September 2004

ii. Current Capacity of Facility

- See the attached Engineers Report dated September 2004

Current demands placed on it

- See the attached Engineers Report dated September 2004

iii. Location

Pine Island I is located on a peninsula that juts into Lake Apopka, Orlando's area's largest lake (forty-eight square miles) and the second largest lake in the State. Pine Island II is bordered on the east by County Road 455, on the west by Black Still Road, on the north by Fosgate Road,

and on the south by existing residential development. County Road 455 intersects with State Road 50 approximately three miles south of the Development. State Road 50 extends west from Orlando through the central portion of the County and runs from the Gulf of Mexico to the Atlantic Ocean. The Florida Turnpike, which begins at Interstate 75, intersects with State Road 50, and then extends south and east of the City of Orlando terminating in the lower east coast of the State. Downtown Orlando is accessible within thirty minutes via the Florida Turnpike to the East-West Expressway (State Road 408). The Orlando International Airport can be reached within forty-five minutes via multiple highway routes.

IV. Proposed Expansions over the 7 years (189.08)(2)(b)

-The District is planning to construct a reuse water irrigation system.

V. Replacement of Public Facilities over next 10 years (189.08)(2)©

-There are currently no plans to replace the District's public facilities.