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This Instrument Prepared by
and return to:

Bella Vida Community Development District
c/o Rizzetta and Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors¹
Bella Vida Community Development District**

Jonathan Pentecost
Chairman

Molly Syvret
Assistant Secretary

Christian Gausman
Vice Chairman

James Ratz
Assistant Secretary

Elizabeth Galloway
Assistant Secretary

Rizzetta & Company, Inc.
District Manager
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
(813) 933-5571

District records are on file at the offices of Rizzetta & Company, Inc. and at the Local Records Office at DR Horton, 9456 Philips Highway, Suite 1, Jacksonville, Florida 32256 and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of October 1, 2007. For a current list of Board Members, please contact the District Manager.

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**BELLA VIDA
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The following information is provided to give you a description of the Bella Vida Community Development District's ("District") services and facilities and the assessments that are expected to be levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of the stormwater management facilities and roadway buffer improvements and their maintenance.

The District is here to serve the needs of the community and we encourage your participation in District activities.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Bella Vida Community Development District and the assessments, fees and charges that are expected to be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District encompasses approximately 165.49 acres of land located entirely within the jurisdictional boundaries of the City of Cape Coral, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Lee County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide and maintain
and how are the improvements paid for?**

The public infrastructure necessary to support the District's development program includes, but is not limited to: the stormwater management facilities, roadway buffer improvements and other related public infrastructure. Each of these infrastructure improvements is more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an Engineer's Report dated July 20, 2006 (the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District. Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been funded in part by the District's sale of bonds. On July 17, 2006, the Circuit Court of the Twentieth Judicial Circuit of the State of Florida, in and for Lee County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$9,000,000 in Special Assessment Bonds for infrastructure needs of the District. On August 25, 2006, the District issued a series of bonds for purposes of financing construction and acquisition costs of infrastructure improvements. On that date, the District issued its Bella Vida Community Development District, Special Assessment Bonds, Series 2006, in the amount of \$4,950,000 ("Series 2006 Bonds"). Proceeds of the Series 2006 Bonds have been used to finance the cost of the acquisition, construction, installation and equipping of the infrastructure and improvements.

Stormwater Management Facilities

The District stormwater management system consists of excavated stormwater management lakes, drainage pipes, catch basins, surface drainage features, swales, berms and water control structures. Stormwater management and irrigation lakes within the District have been excavated. The lakes are excavated in accordance with the size and depth requirements of the City of Cape Coral Land Development Code Standards and South Florida Water Management District. Approximately 35.1 acres of lakes were excavated.

The District will fund the cost for clearing and excavating the lakes and for the construction of the perimeter berm. The District will also fund the drainage pipes and inlets that are a part of the District stormwater management infrastructure as these facilities collect and route stormwater runoff from the Development to the lakes for storage and treatment.

Stormwater runoff will primarily be stored in the lakes during the 100 year 3-day storm event. Stormwater runoff from within the District will be collected and conveyed to the stormwater management lakes for water quality treatment and quantity storage. The stormwater will discharge from the water control structure to the outfall pipes across Garden Boulevard and into the Cape Coral Canal System which discharges to Charlotte Harbour and then ultimately the Gulf of Mexico.

The stormwater management system has been designed and constructed in accordance with South Florida Water Management District standards for water quality treatment, quantity storage and flood protection and in accordance with the existing permit.

Ground cover will be provided as necessary to prevent erosion on the lake banks and perimeter berms. Ground cover will consist of sod, shrubs and littoral plantings in and around lakes.

Roadway Buffer Improvements

Landscape buffers will be placed adjacent to the public roadways that abut the District. These buffer areas will consist of ground cover, sod, shrubs, flowers, trees and other plant materials. This vegetation will help beautify the District and public roadway areas and provide a visual barrier between the uses. The buffer areas may also include berming and decorative walls and fences that are ancillary to the buffer and decorative. The District cost will only be for planting materials adjacent to the public right-of-way that are on the outside of the perimeter fence surrounding the Project. The roadway buffer improvements will be funded, owned and maintained by the District, although the District may contract with a property owners or homeowners association to provide such maintenance.

Assessments, Fees and Charges

The bonds, and the interest due thereon, are to be payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District that benefit from the construction, acquisition, establishment and operation of the District's improvements. The assessments on platted lots are expected to be billed in the same manner as are county ad valorem taxes. The current annual debt assessments for platted lots are as follows:

<u>Lot Type</u>	<u>Annual Assessment</u>
Townhouse	\$536
Single Family	\$825
Clubhouse	\$1,649

The District may undertake the construction, acquisition or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods, that are authorized by Chapter 190, Florida Statutes.

Additional operations and maintenance assessments are determined and calculated annually by the District's Board of Supervisors against all benefitted lands in the District. These assessments on platted lots are collected in the same manner as county ad valorem taxes.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

Method of Collection

The District's debt and maintenance assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates that, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect assessments directly.

This description of the Bella Vida Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of this new community. If you have any questions or would simply like additional information about the District, please write to: District Manager, Bella Vida Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or call (813) 933-5571.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 18 day of February, 2008, and recorded in the Official Records of Lee County, Florida.

BELLA VIDA COMMUNITY DEVELOPMENT DISTRICT

[Handwritten Signature]

By: _____
Chairman

[Handwritten Signature]
Witness

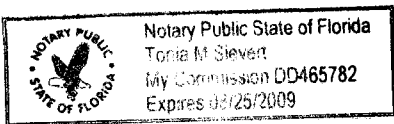
Jams Ratz
Print Name

[Handwritten Signature]
Witness

LESLEY C PROUD
Print Name

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 18 day of February, 2008, by Jonathan Pentecost, Chairman of the Bella Vida Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.



[Handwritten Signature]
Notary Public, State of Florida

Print Name: Tonia M Sievert
Commission No.: DD465782
My Commission Expires: 8/25/09

EXHIBIT A**Banks Engineering, Inc.**

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ ANNA MARIA ISLAND

DESCRIPTION OF A PARCEL OF LAND
LYING IN
SECTION 21, TOWNSHIP 43 SOUTH, RANGE 24 EAST
CITY OF CAPE CORAL, LEE COUNTY, FLORIDA

A TRACT OF LAND SITUATED IN CAPE CORAL UNIT 86 ACCORDING TO PLAT BOOK 24, PAGES 144 THROUGH 161 OF THE PUBLIC RECORDS OF LEE COUNTY, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 24 EAST, CITY OF CAPE CORAL, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

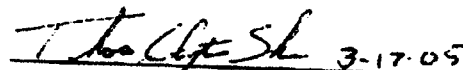
COMMENCING AT THE NORTHWESTERLY CORNER OF SAID SECTION 21, THENCE RUN N 89°04'55"E ALONG THE NORTHERLY LINE OF SAID SECTION 21 FOR 60.00 FEET TO THE NORTHWESTERLY CORNER OF SAID CAPE CORAL UNIT 86; THENCE RUN S00°07'30"E ALONG THE WESTERLY LINE OF SAID CAPE CORAL UNIT 86 FOR 100.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUN N.89°04'55"E. FOR 1950.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN ALONG SAID CURVE HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 43°46'26" (CHORD=S69°01'52"E, 521.89 FEET) FOR 534.80 FEET TO A NON-TANGENT INTERSECTION WITH A LINE THAT BEARS S00°29'41"W; THENCE RUN S.00°29'41"W. ALONG SAID LINE FOR 293.76 FEET; THENCE RUN S.00°00'00"E. FOR 243.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN ALONG SAID CURVE HAVING A RADIUS OF 1200.00 FEET AND A CENTRAL ANGLE OF 20°56'54" (CHORD=S10°28'27"E, 436.30 FEET) FOR 438.74 FEET TO A NON-TANGENT INTERSECTION WITH A LINE WHICH BEARS S.20°21'01"E; THENCE RUN S.20°21'01"E. ALONG SAID LINE FOR 437.41 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DEL PRADO EXTENSION (140 FOOT R/W), BEING ALSO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG SAID NORTHWESTERLY RIGHT-OF-WAY ON SAID CURVE HAVING A RADIUS OF 7070.00 FEET AND A CENTRAL ANGLE OF 07°53'28" (CHORD=S46°51'49"W, 972.97 FEET) FOR 973.74 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE RUNNING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO COURSES: S.42°55'05"W. FOR 1509.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN ALONG SAID CURVE HAVING A RADIUS OF 1430.00 FEET AND A CENTRAL ANGLE OF 42°05'46" (CHORD=S63°57'58"W, 1027.17 FEET) FOR 1050.65 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID CAPE CORAL UNIT 86, BEING ALSO THE EASTERLY RIGHT-OF-WAY LINE OF GARDEN BOULEVARD (100 FOOT R/W); THENCE RUN ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO COURSES: N.00°02'02"W. FOR 1200.29 FEET AND N.00°07'30"W. FOR 2552.87 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 165.49 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 24 EAST, AS BEARING S.00°07'30"E.

PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED MARCH 17, 2005.

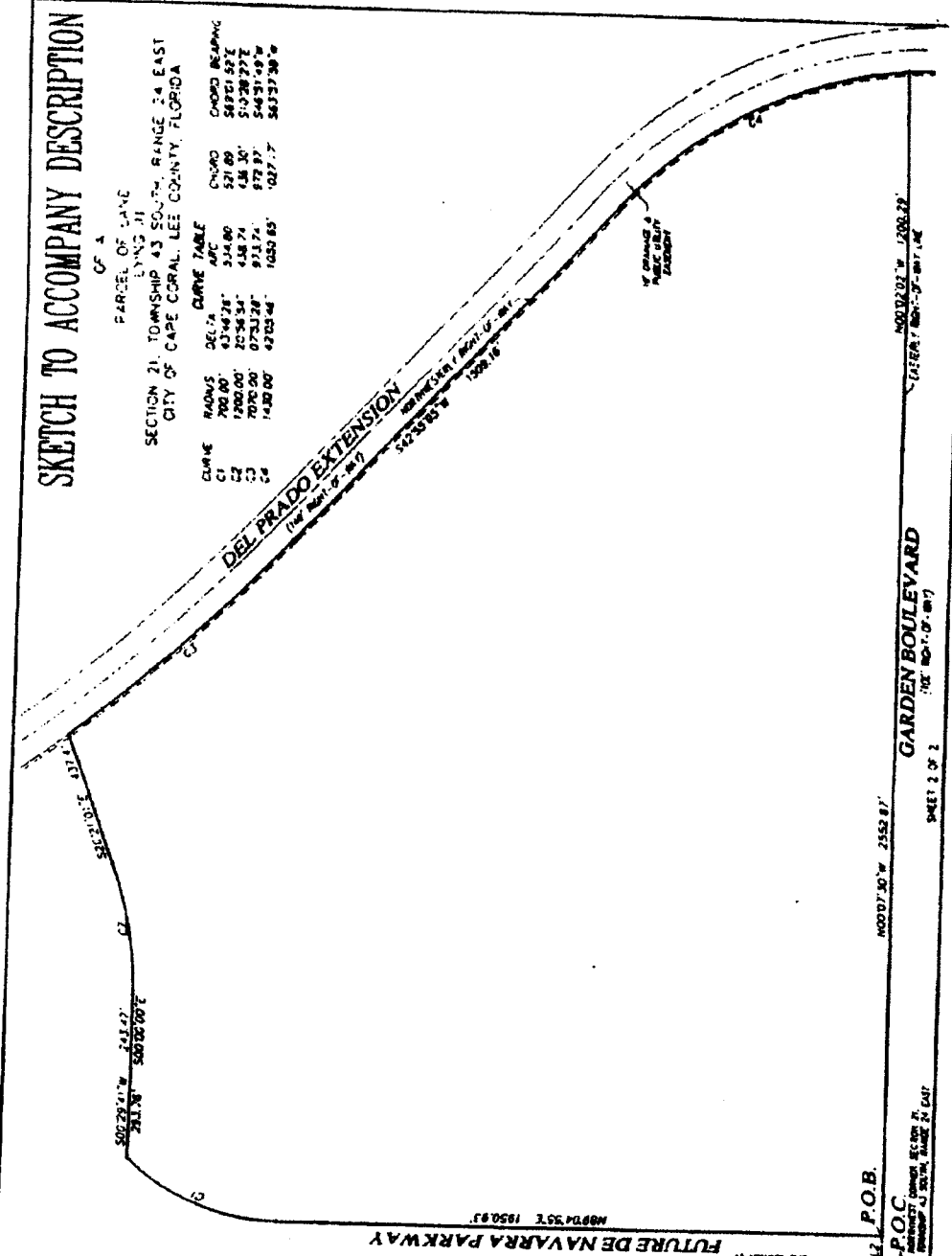

THOMAS C. SHAW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION No. 4672

SHEET 1 OF 2

SKETCH TO ACCOMPANY DESCRIPTION

PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 34 EAST CITY OF CAPE CORAL, LEE COUNTY, FLORIDA

CURVE	RADIUS	DELTA	APC	CHORD	CHORD BEARING
C1	700.00	43°42'28"	534.80	571.69	S89°01'52"E
C2	200.00	25°48'34"	438.74	438.30	S13°28'27"E
C3	700.00	07°33'28"	933.74	979.97	S46°31'49"W
C4	1400.00	47°03'48"	1059.85	1027.77	S63°37'30"W



LINE TABLE

LINE	BEARING	DISTANCE
1	N 89°43'51"E	40.01
2	S 80°27'30"E	120.01

- GENERAL NOTES
- C1 INCLUDES CURVE 1 OF THE CURVE TABLE
 - C2 INCLUDES CURVE 2 OF THE CURVE TABLE
 - P.O.C. INDICATES POINT OF COMMENCEMENT
 - P.C.E. INDICATES POINT OF BEGINNING

NOTES:
 1. SEE ACCOMPANYING SHEETS 1 & 2 OF 3 FOR LEGAL DESCRIPTION
 2. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 34 EAST, AS BEARING S 23°07'39"E

THIS IS NOT A SURVEY

Thomas C. Shaw
 THOMAS C. SHAW
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATION NO. 4672
 THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 PREPARED MARCH 17, 2008

PREPARED BY
Banks Engineering, Inc.
 ENGINEERING, SURVEYING & LAND PLANNING
 1610 MILITARY PALM DRIVE - SUITE 30
 TAMPA, FLORIDA 33610

FLORIDA SURVEYING BOARD'S CERTIFICATION NO. 6489

110°07'30"W 2552.87'

GARDEN BOULEVARD (1/2"=10'-0"-11/2")

110°07'30"W 1200.22'

SHEET 2 OF 2

P.O.C. (110°07'30"E 1950.83')