

EXHIBIT "8"

ESTIMATED COST SUMMARY ROOKERY COMMUNITY DEVELOPMENT DISTRICT

COST ESTIMATE SHEET ROOKERY COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Total District Costs	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
1. Clearing and Earthwork	24,582,851	5,654,056	6,637,370	2,458,285	2,212,457	1,720,800	1,966,628	1,474,971	1,229,143	1,229,143	491,657
2. Stormwater Systems	9,226,645	2,122,128	2,491,194	922,665	830,398	645,865	738,132	553,599	461,332	461,332	184,533
3. Water and Sewer Utilities ¹	33,080,463	7,608,506	8,931,725	3,308,046	2,977,242	2,315,632	2,646,437	1,984,828	1,654,023	1,654,023	661,609
4. Roadway Improvements	24,508,879	5,637,042	6,617,397	2,450,888	2,205,799	1,715,622	1,960,710	1,470,533	1,225,444	1,225,444	490,178
5. Recreational Improvements ²	12,792,753	2,942,333	3,454,043	1,279,275	1,151,348	895,493	1,023,420	767,565	639,638	639,638	255,855
6. Entry Signage and Landscaping	720,763	165,775	194,606	72,076	64,869	50,453	57,661	43,246	36,038	36,038	14,415
7. Landscaping, Berm, Fencing, Fountains	258,750	59,513	69,863	25,875	23,288	18,113	20,700	15,525	12,938	12,938	5,175
8. Electric and Street Lighting ⁴	11,754,926	2,703,633	3,173,830	1,175,493	1,057,943	822,845	940,394	705,296	587,746	587,746	235,099
9. Engineering, Surveying, Planning, CEI	9,849,575	2,265,402	2,659,385	984,958	886,462	689,470	787,966	590,975	492,479	492,479	196,992
TOTAL COSTS		\$126,775,605	\$29,158,388	\$34,229,413	\$12,677,561	\$11,409,806	\$8,874,293	\$10,142,048	\$7,606,538	\$6,338,781	\$2,535,513

1. Includes all Water, Re-Use, Sewer, Force Main, and Sewage Pump Stations.
2. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes. Improvements include Amenity Center and Pocket Parks.
3. Represents anticipated annual outlay of costs based on anticipated construction timeline.
4. Includes only the cost of installation of conduit and other electrical systems.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

All estimates are 2023 dollars. Recreation cost estimate is based on historical bids for similar work. All other estimated costs are based on historical data for similar work. This cost summary contemplates the exercise of special powers by the District.