



EPPERSON SOUTH (PHASES 1-3)

Lagoon Fee	\$27.56 + tax		
Lagoon Initiation Fee	\$100 + tax (one time initiation fee paid by homeowner at closing)		
HOA	Epperson South Homeowners Association, Inc.		
HOA Assessment	\$214.44 (quarterly) (FY January 1, 2021 - December 31, 2021)		
CDD	Epperson Ranch CDD		
CDD Fees	(FY October 1, 2020 - September 30, 2021)		
Lot Size	O&M (Annual)	Bond Debt (Annual)	Total CDD Fee
40 - 49'	\$959.00	\$884.00	\$1,843.00
50'	\$1,169.00	\$1,146.75	\$2,315.75
55'	\$1,169.00	\$1,186.10	\$2,355.10
60 - 69'	\$1,380.00	\$1,399.92	\$2,779.92
70'+	\$1,590.00	\$1,612.74	\$3,202.74

EPPERSON SOUTH (PHASES 4-7)

Lagoon Fee	\$36.75 + tax		
Lagoon Initiation Fee	\$2,000 + tax (one time initiation fee paid by homeowner at closing)		
HOA	Epperson South Homeowners Association, Inc.		
HOA Assessment	\$214.44 (quarterly) (FY January 1, 2021 - December 31, 2021)		
CDD	Epperson Ranch II CDD		
CDD Fees	(FY October 1, 2020 - September 30, 2021)		
Lot Size	O&M (Annual)	Bond Debt (Annual)	Total CDD Fee
22' (Townhomes)	\$537.90	\$559.00	\$1,096.90
27' (Phase 7 - Biscayne)	\$717.19	\$882.00	\$1,599.19
50'	\$1,195.32	\$1,270.00	\$2,465.32

EPPERSON NORTH (PHASES A-F)

Lagoon Fee	\$36.75 + tax		
Lagoon Initiation Fee	\$2,000 + tax (one time initiation fee paid by homeowner at closing)		
HOA	Epperson South Homeowners Association, Inc.		
HOA Assessment	\$214.44 (quarterly) (FY January 1, 2021 - December 31, 2021)		
CDD	Epperson North CDD		
CDD Fees	(FY October 1, 2020 - September 30, 2021)		
Lot Size	O&M (Annual)	Bond Debt (Annual)	Total CDD Fee
40'	\$444.00	\$1,016.00	\$1,460.00
50'	\$555.00	\$1,270.00	\$1,825.00
60'	\$666.00	\$1,524.00	\$2,190.00
70'	\$777.00	\$1,778.00	\$2,555.00
75'	\$833.00	\$1,905.00	\$2,738.00
85'	\$944.00	\$2,159.00	\$3,103.00

EPPERSON CDD Boundaries

- Epperson North CDD
- Epperson Ranch CDD
- Epperson Ranch II CDD



EPPERSON