



EPPELSON SOUTH (PHASES 1-3)

Monthly Lagoon Fee	\$30.39 + tax (FY January 1, 2023 - December 31, 2023)
Initiation Fee	\$100 + tax (one time initiation fee paid by homeowner at closing)

HOA	Epperson South Homeowners Association, Inc.
HOA Assessment	\$225 (quarterly) (FY January 1, 2023 - December 31, 2023)

CDD	Epperson Ranch CDD
CDD Fees*	(FY October 1, 2022 - September 30, 2023)

Lot Size	O&M & CRF PER LOT	Debt Service*	Total CDD Fee
PH 1 Single Family 45'	\$1,261.44	\$970.55	\$2,232
PH 1 Single Family 50'	\$1,538.34	\$1,078.39	\$2,616.74
PH 1 Single Family 55'	\$1,538.34	\$1,186.23	\$2,724.58
PH 1 Single Family 65'	\$1,815.25	\$1,401.91	\$3,217.16
PH 1 Single Family 75'	\$2,092.15	\$1,617.59	\$3,709.74
PH 2&3 Single Family 40-49'	\$1,261.44	\$940.26	\$2,201.70
PH 2&3 Single Family 50-59'	\$1,538.34	\$1,146.65	\$2,685.00
PH 2&3 Single Family 60-69'	\$1,815.25	\$1,353.05	\$3,168.30

EPPELSON NORTH (PHASES 4-7 & MEADOW RIDGE)

Monthly Lagoon Fee	\$38.59 + tax (FY January 1, 2023 - December 31, 2023)
Initiation Fee	\$2,000 + tax (one time initiation fee paid by homeowner at closing)

HOA	Epperson South Homeowners Association, Inc.
HOA Assessment	\$225 (quarterly) (FY January 1, 2023 - December 31, 2023)

CDD	Epperson Ranch II CDD
CDD Fees*	(FY October 1, 2022 - September 30, 2023)

Lot Size	O&M (Annual)	Debt Service*	Total CDD Fee
22' (TH - Phase 4)	\$615.27	\$582.27	\$1,197.54
22' TH (Parcels A&C)	\$615.27	\$638.30	\$1,253.57
27' TH (Phase 7)	\$820.36	\$1,063.83	\$1,884.19
22' TH (Parcel B)	\$129.89	\$702.13	\$832.02
50' (Phases 5&6)	\$1,367.27	\$1,323.89	\$2,691.16

*CDD Fees may vary slightly. CDD Annual Assessments include estimated tax collector fees and payment discounts. The Lagoon is independently owned and operated, and not affiliated with any CDD or HOA assessments.

EPPERSON NORTH (PHASES A-F)

Monthly Lagoon Fee	\$38.59 + tax (FY January 1, 2023 - December 31, 2023)
Initiation Fee	\$2,000 + tax (one time initiation fee paid by homeowner at closing)

HOA	Epperson South Homeowners Association, Inc.
HOA Assessment	\$225 (quarterly) (FY January 1, 2023 - December 31, 2023)

CDD	Epperson North CDD
CDD Fees*	(FY October 1, 2022 - September 30, 2023)

Lot Size	O&M (Annual)	Debt Service*	Total CDD Fee
40'	\$663.23	\$1,081.05	\$1,744.28
50'	\$829.04	\$1,351.32	\$2,180.35
60'	\$994.84	\$1,621.58	\$2,616.42
70'	\$1,160.65	\$1,891.84	\$3,052.49
75'	\$1,243.55	\$2,026.97	\$3,270.53
85'	\$1,409.36	\$2,297.24	\$3,706.60
40' PH E2, E3, E4 - F4, F5, F6	\$663.23	\$1,063.83	\$1,727.06
50' PH E2, E3, E4 - F4, F5, F6	\$829.04	\$1,329.79	\$2,158.82
26' PH A1-5,B	\$431.10	\$702.13	\$1,133.23
40' PH A1-5,B	\$663.23	\$1,063.83	\$1,727.06
50' PH A1-5,B	\$829.04	\$1,329.79	\$2,158.82
60' PH A1-5,B	\$994.84	\$1,595.74	\$2,590.59

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EPPERSON

CDD Boundaries

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

