

**Community Information**

4920 Carsoli Way, Leander, TX 78641  
737.216.7010

**Approximate Association Fees, Assessments and Management (2026)**

CCMC | David Allen \$540 Semi-Annually  
512.770.6185  
dallen@ccmcnet.com

**School District**

Leander ISD	leanderisd.org
CC Mason Elementary School	mason.leanderisd.org
Running Brushy Middle School	rbms.leanderisd.org
Cedar Park High School	cphs.leanderisd.org

**Non-emergency**

Leander Police Department	512.528.2800
Leander Fire Department	512.528.2856

**Approximate Tax Rates (2026) Collected Annually**

Combined tax rate	\$2.511450 per \$100
Austin Comm College District	0.103400%
City of Leander	0.417282%
Leander ISD	1.086900%
Travis County	0.375845%
Travis CO Health District	0.118023%
Travis County Mud No. 19	0.410000%

**Utilities/Services**

Electric	PEC Electric 888.778.5470
Gas	ATMOS Energy 888.286.6700
Water & Sewer	City of Leander 512.259.1142
Trash	Clawson Disposal 512.930.5490
Cable, Internet	AT&T   Spectrum 800.331.0500   855.243.8892
Post Office	USPS - 801 So. Hwy 183 800.275.8777

Please refer to the Governance Documents and current Master Association's Budget found in your Sales Documents and contact the HOA Management Company for a more thorough description of these and all other assessments, fees and responsibilities.

All information (including, but not limited to prices, views, availability, school assignments and ratings, utility and service providers, tax rates, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings, and community development plans) deemed reliable as of publication date but not guaranteed and remains subject to change daily or delay without notice. Any community improvements, recreational features and amenities described are based upon current development plans, sales activities and budgets, which are subject to change and under no obligation to be completed. Floor plans and elevations are an artist's conception and are not intended to show specific detailing. As-Built Condition will control. Price(s) shown may not reflect lot premiums, upgrades and options. All homes subject to prior sale. Maps and plans are not to scale, and all dimensions are approximate. Please refer to the Governance Documents and current Master Association's Budget found in your Sales Documents and contact the HOA Management Company for a more thorough description of these and all other assessments, fees and responsibilities. Not an offer in any state where prohibited or otherwise restricted by law. please see a Taylor Morrison Community Sales Manager or visit [www.taylormorrison.com](http://www.taylormorrison.com) for further details. © February 2026, Taylor Morrison of Texas, Inc. and WLH Communities - Texas LLC. All rights reserved. 2/2/26

