

Community Information

609 Ladybug Trail, Celina, TX
469.214.8016

Approximate Association Fees, Assessments and Management (2026)

Neighborhood Management Inc. \$950/ annual base assessment
972.359.1548
www.neighborhoodmanagement.com

School District

Celina ISD celinaisd.com
Martin Elementary School mes.celinaisd.com
Moore Middle School mms.celinaisd.com
Celina High School chs.celinaisd.com

Non-emergency

Police Department 972.547.5350
Fire Department 972.382.2653

Approximate Tax Rates (2025) Collected Annually

Combined tax rate \$2.815864 per \$100
Celina 0.576401%
Collin County 0.149343%
Celina ISD 1.208900%
Collin College 0.081220%
Uptown MUD #1 0.800000%

Utilities/Services

Electric Oncor 888.313.6862
Gas Atmos Energy 800.460.3030
Water/Sewer Celina 972.382.2682
Trash/Recycling Celina 469.452.8000
Cable, Internet AT&T 800.288.2020
Post Office Celina USPS 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, incentives, floor plans, elevations, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists’ renderings and community development plans) is not guaranteed and remains subject to change, availability or delay without notice. Any community improvements, recreational features and amenities described are based upon current development plans, which are subject to change and under no obligation to be completed. Maps and plans are not to scale, are not intended to show specific detailing and all dimensions are approximate. Prices may not include lot premiums, upgrades, and options, depending on stage of construction. Community Association or other fees may be required. This communication is not intended to constitute an offering in violation of the law of any jurisdiction and in such cases our communications may be limited by the laws of your state. Please see a Taylor Morrison Community Sales Manager or Online Sales Manager for details and visit www.taylormorrison.com for additional disclaimers. © February 2026, Taylor Morrison of Texas, Inc. All rights reserved.

