



Little Elm
Independent
School
District

Quarterly Report 3Q20



TEMPLETON
DEMOGRAPHICS

hanleywood | metrostudy



Annual Enrollment Change

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2016/17	41	185	548	599	563	574	619	611	536	509	548	615	571	442	414	7,375		
2017/18	33	187	566	563	593	602	609	618	606	542	516	593	519	504	475	7,526	151	2.0%
2018/19	39	179	593	591	576	608	606	634	599	623	575	593	563	529	479	7,787	261	3.5%
2019/20	45	181	600	623	611	605	620	616	639	629	630	659	570	556	482	8,066	279	3.6%
2020/21	41	154	580	611	627	589	578	601	622	652	646	688	622	561	543	8,115	49	0.6%

*Yellow Box = largest grade per year
Green Box = second largest grade per year

	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
3 Year Avg.	1.082	0.940	1.009	1.038	1.021	1.013	0.994	1.009	0.996	1.033	1.033	1.129	0.951	0.997	0.946	1.014	1.021	1.006
2017/18	0.805	1.011	1.033	1.027	0.990	1.069	1.061	0.998	0.992	1.011	1.014	1.082	0.844	0.883	1.075	1.030	1.006	0.971
2018/19	1.182	0.957	1.048	1.044	1.023	1.025	1.007	1.041	0.969	1.028	1.061	1.149	0.949	1.019	0.950	1.031	1.019	1.017
2019/20	1.154	1.011	1.012	1.051	1.034	1.050	1.020	1.017	1.008	1.050	1.011	1.146	0.961	0.988	0.911	1.030	1.023	1.002
2020/21	0.911	0.851	0.967	1.018	1.006	0.964	0.955	0.969	1.010	1.020	1.027	1.092	0.944	0.984	0.977	0.980	1.019	0.999

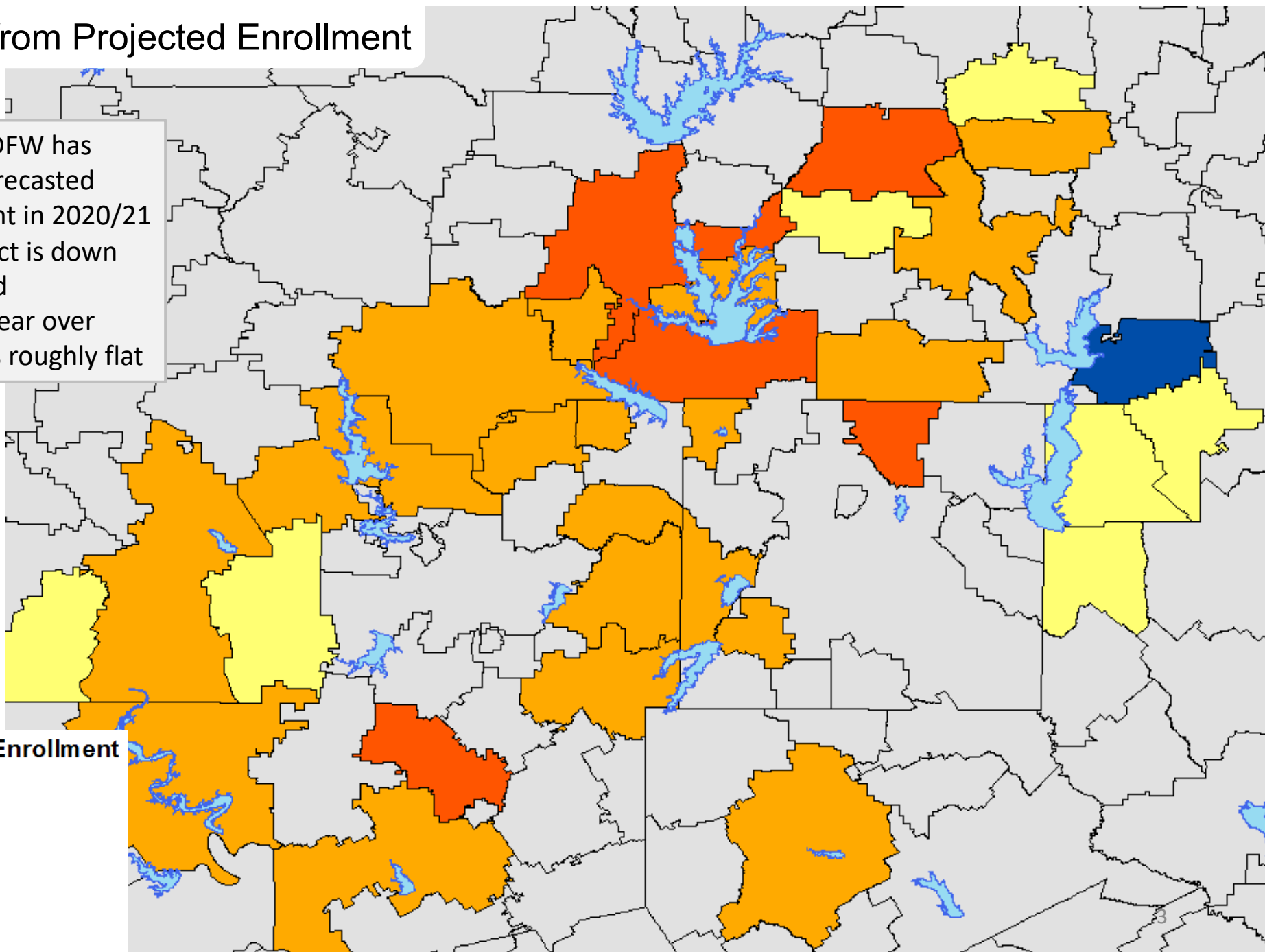
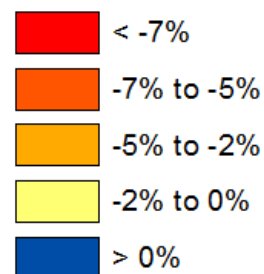
- Little Elm ISD added 49 students this fall for a 0.6% growth rate
- LEISD had a historically large decline in PK and KG enrollment due to Covid-19 impact
- Most districts in urban centers have seen a 5%-6% student enrollment decline



Percent Difference from Projected Enrollment

- Only 1 district in DFW has exceeded their forecasted student enrollment in 2020/21
- The average district is down 3% from projected enrollment, and year over year enrollment is roughly flat

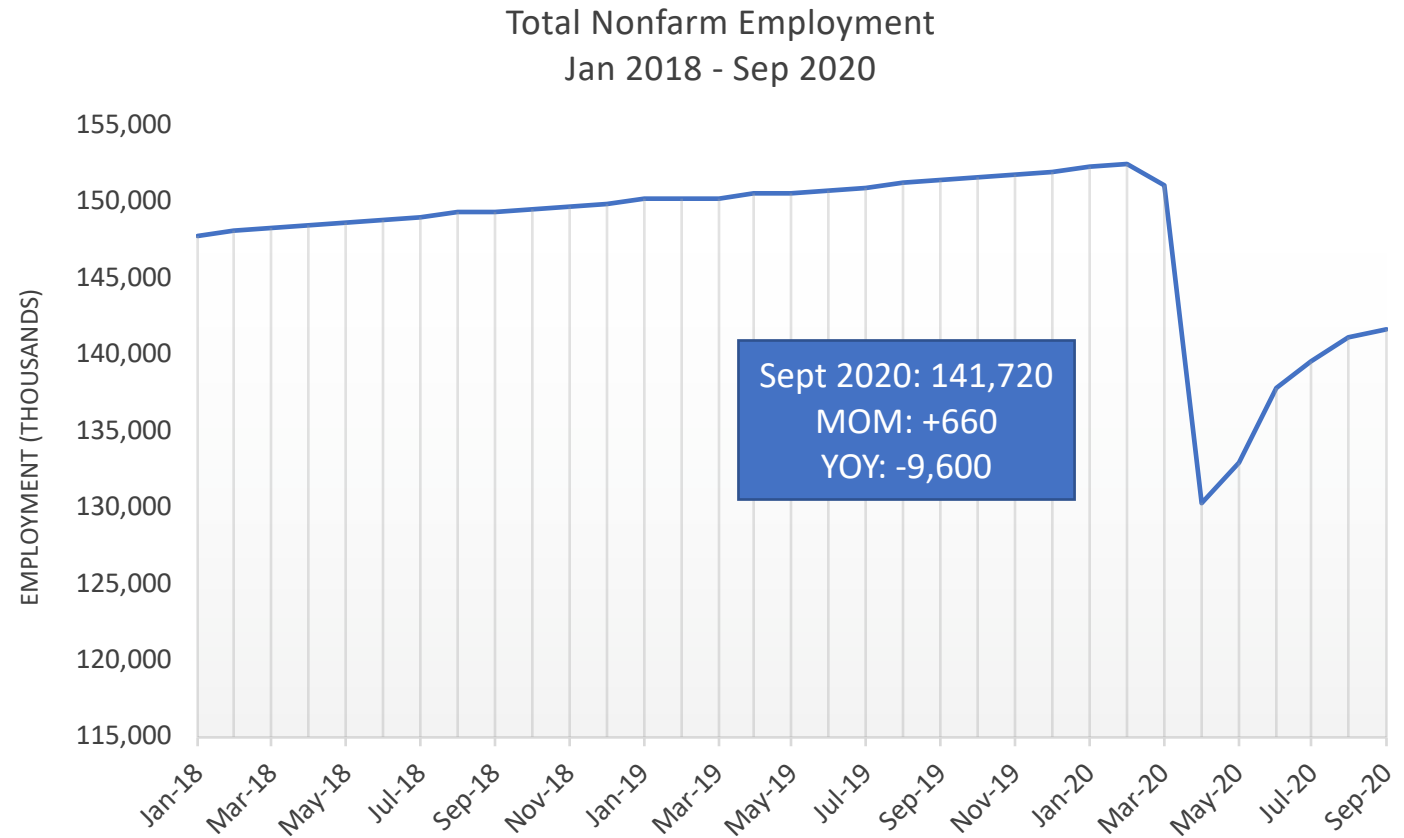
Difference from Forecasted Enrollment





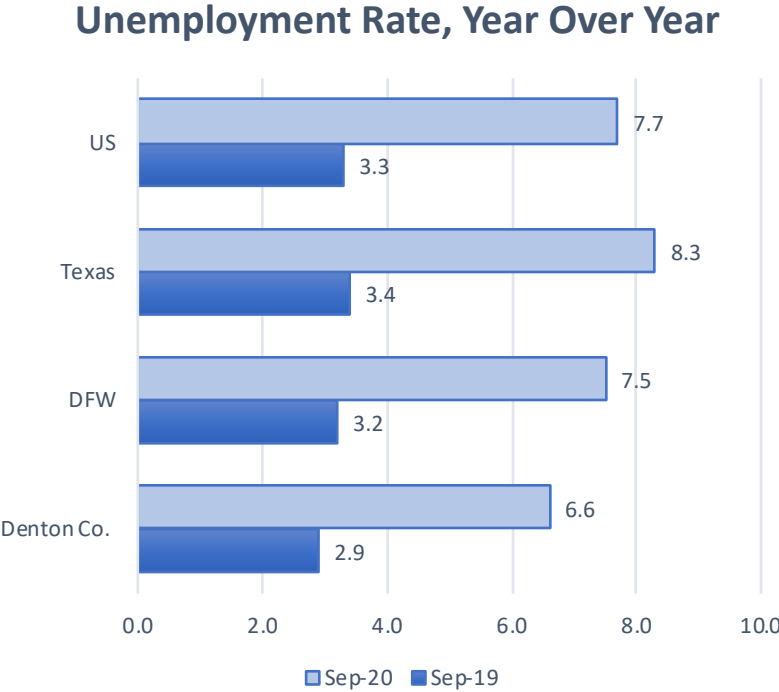
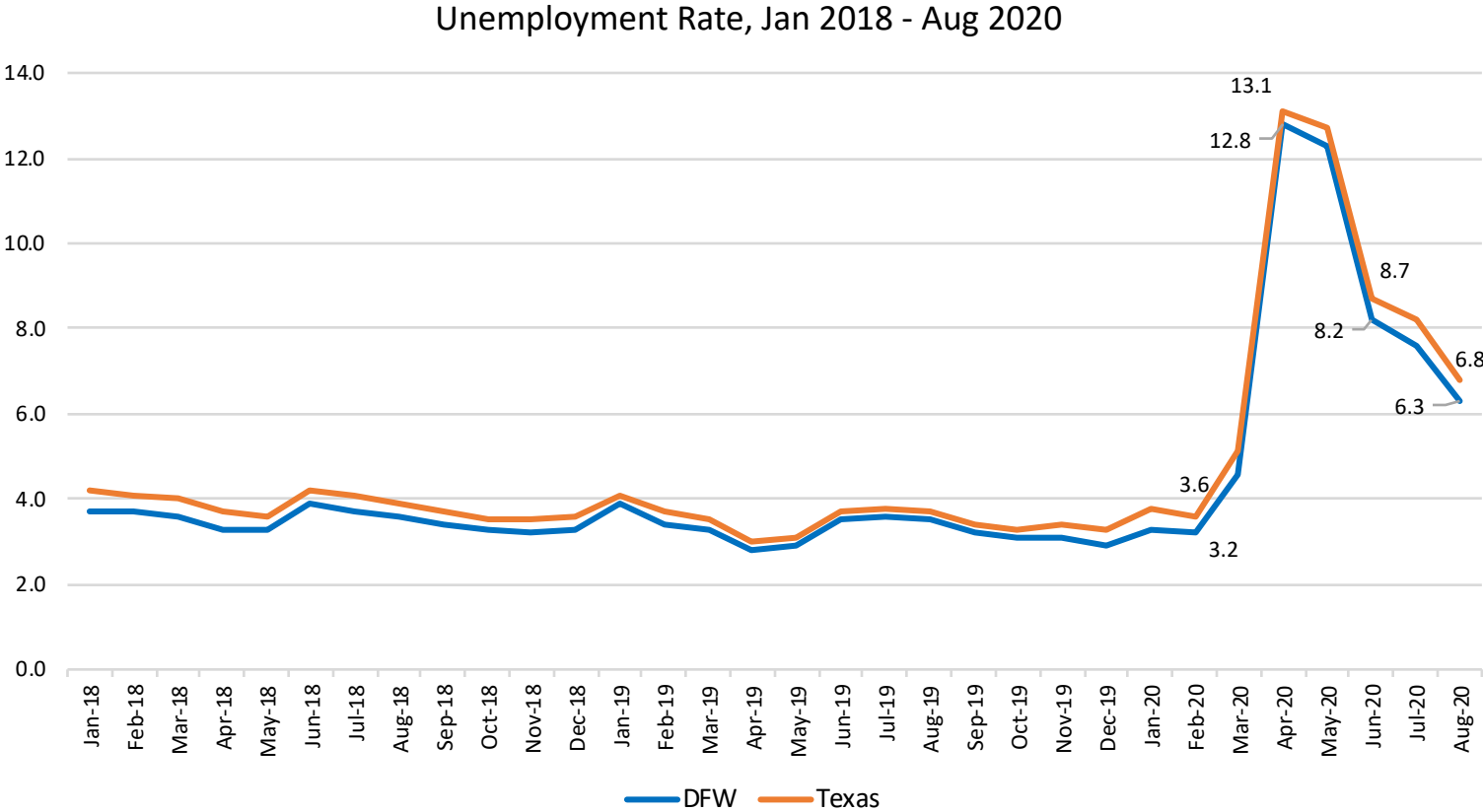
Impacts of COVID-19 ...

- Total employment began to rise in May after states began reopening procedures, adding 2.7 million jobs in May and 4.8 million jobs in June
- Leisure and hospitality and retail trade accounted for the largest share of the employment increase, after accounting for the largest declines
- Employment is roughly 10 million jobs below pre-pandemic level, only 1/2 of the job losses have returned





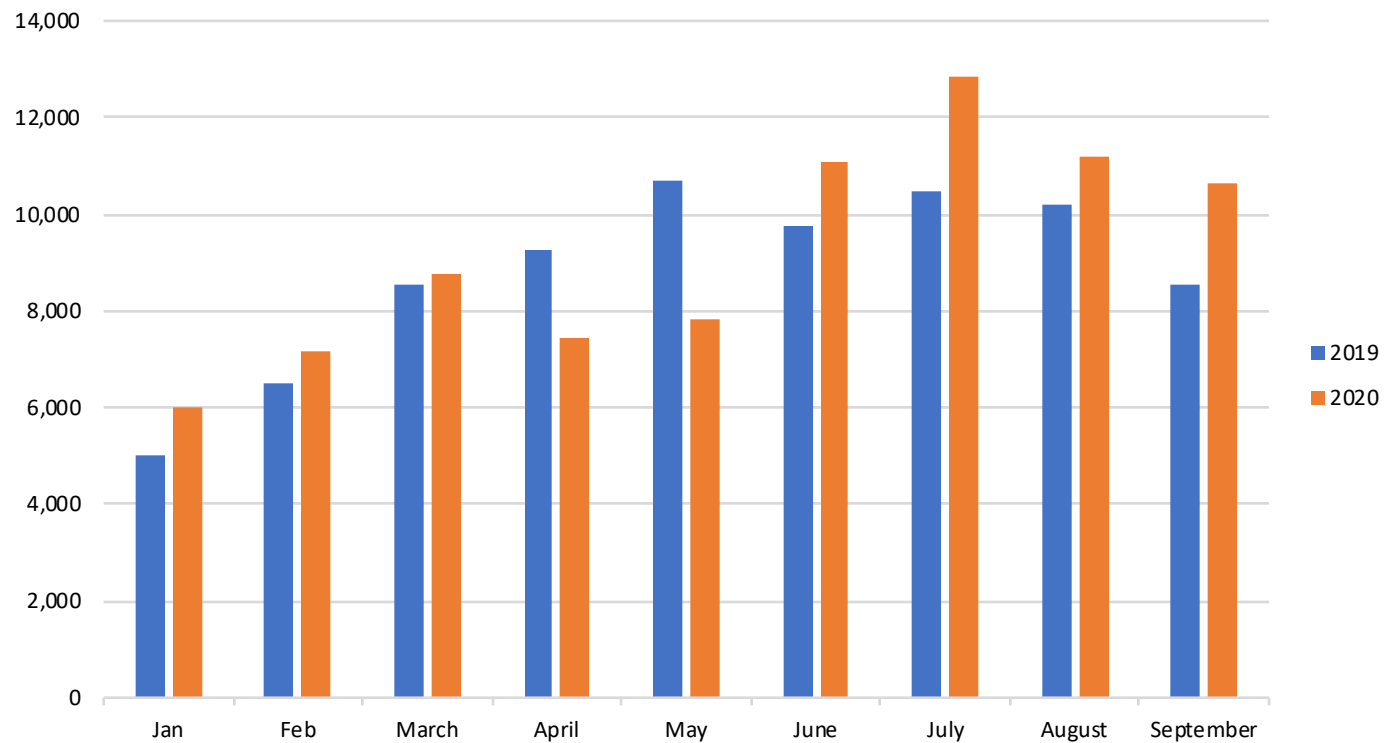
DFW MSA Unemployment Rates





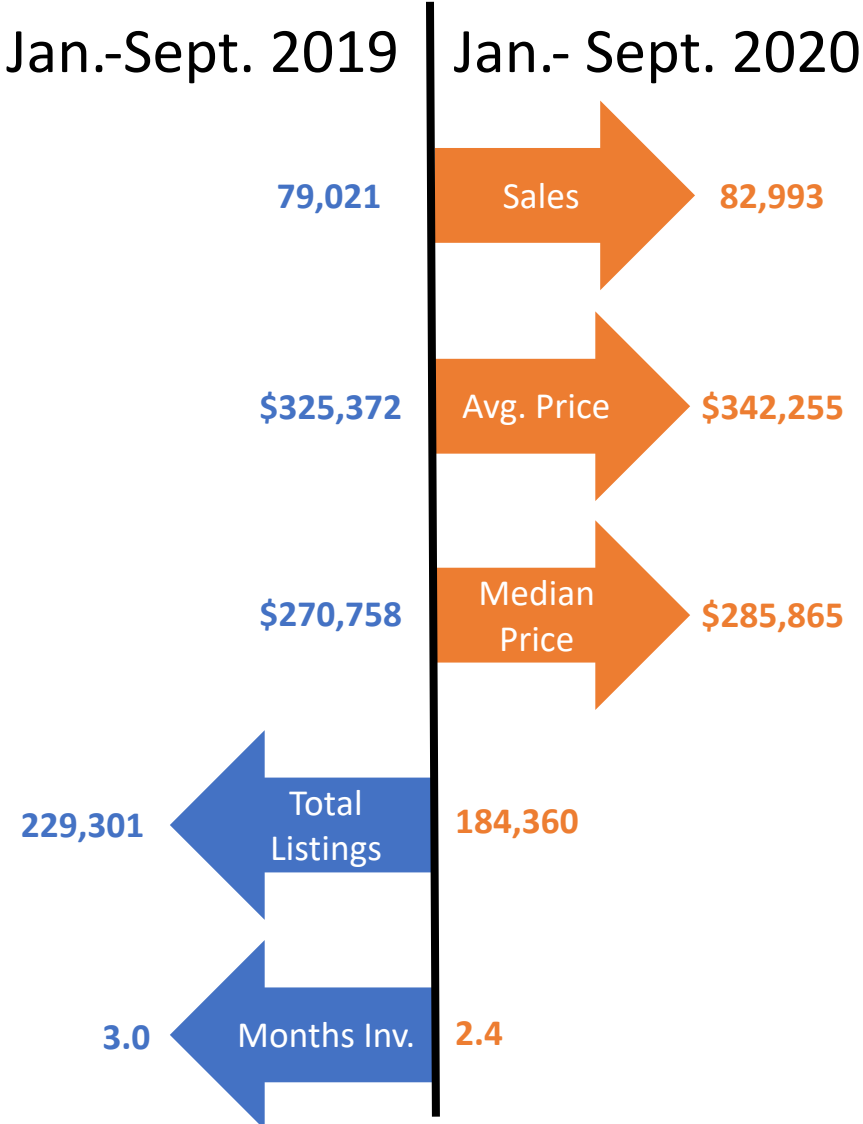
COVID and the Housing Market: What Impact?

DFW Monthly Sales, 2019-2020



- Home prices remain high
- Home inventory is very tight as existing home listings have dropped
- In the month of September, total monthly home sales continued to surpass 2019 levels in DFW (+26%)
- Historically low interest rates and pent up demand have resulted in a fast recovery for the housing market

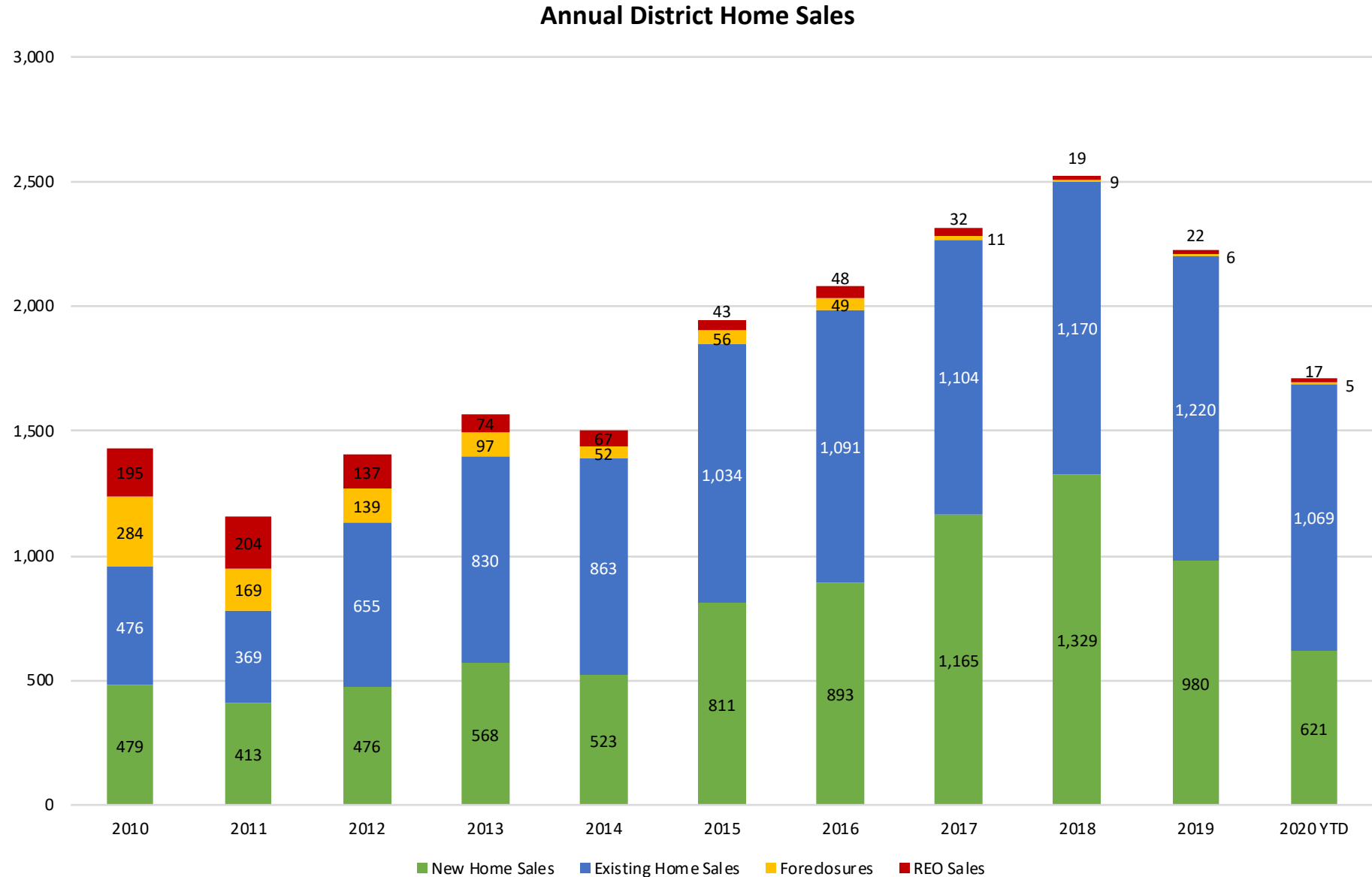
YOY Housing Trends





Little Elm ISD Housing Market Analysis

Home Sales by Transaction Type, 2010 – YTD 2020



Sources: Metrostudy & Denton County Deed Transactions



DFW New Home Ranking Report

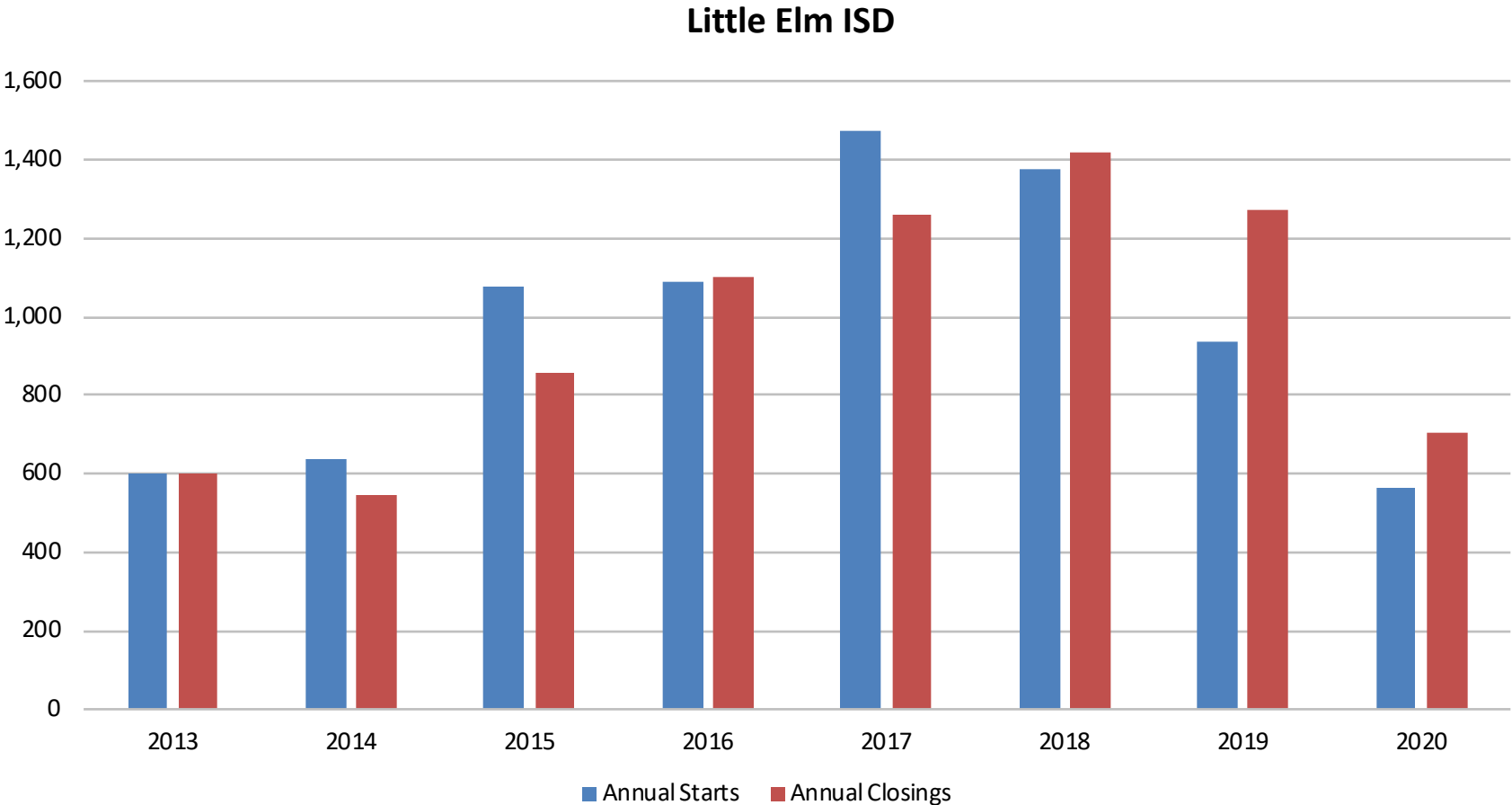
ISD Ranked by Annual Closings – 3Q20

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Prosper ISD	2,558	2,857	1,290	3,763	19,487
2	Denton ISD	2,705	2,809	1,240	4,401	19,052
3	Frisco ISD	2,187	2,552	1,251	2,823	9,008
4	Northwest ISD	2,362	2,399	1,027	3,414	21,946
5	Eagle Mt.-Saginaw ISD	2,030	2,012	807	1,718	18,548
6	Dallas ISD	1,583	1,807	1,756	2,370	5,830
7	Forney ISD	1,592	1,490	857	3,082	27,142
8	Crowley ISD	1,069	1,267	334	1,017	16,508
9	Lewisville ISD	1,066	1,247	636	1,543	2,937
10	Rockwall ISD	1,022	959	631	2,124	8,371
11	Little Elm ISD*	823	932	362	847	1,876
12	McKinney ISD	849	923	421	1,872	8,019
13	Mansfield ISD	978	906	542	1,146	7,332
14	Waxahachie ISD	766	828	385	1,016	19,223
15	Royse City ISD	960	780	497	1,767	11,688
16	Princeton ISD	1,147	746	571	1,095	7,934
17	Melissa ISD	761	727	382	756	4,778
18	Wylie ISD	754	710	421	960	3,191
19	Allen ISD	634	651	415	1,003	724
20	Plano ISD	395	618	197	627	1,153

* Based on additional Templeton Demographics housing research



Little Elm ISD New Housing Activity



Starts	2015	2016	2017	2018	2019	2020
1Q	167	381	237	330	219	183
2Q	261	242	435	319	240	201
3Q	389	163	489	391	216	179
4Q	258	301	310	336	262	
Total	1,075	1,087	1,471	1,376	937	563

Closings	2015	2016	2017	2018	2019	2020
1Q	155	256	194	349	213	226
2Q	182	262	282	366	374	235
3Q	211	378	323	283	452	244
4Q	308	203	459	422	233	
Total	856	1,099	1,258	1,420	1,272	705

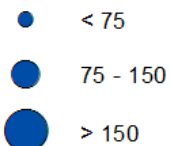




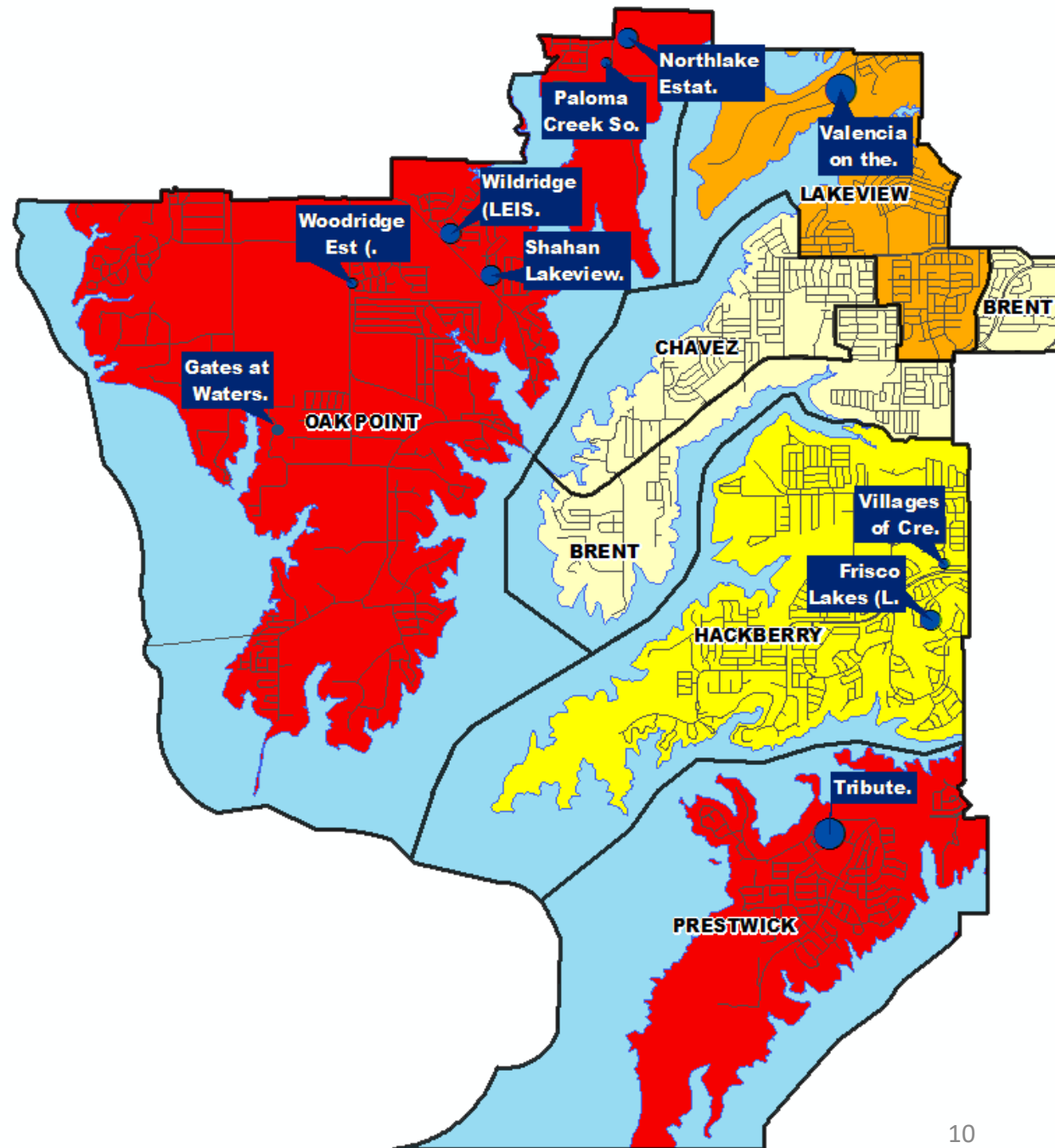
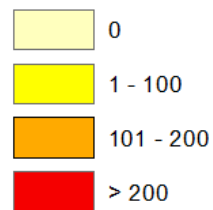
Annual Closing Distribution

Top 5 Subdivisions - 3Q20 (Ranked by Annual Closings)					
Rank	Subdivision	Annual Closings	Quarter Closings	VDL	Future
1	Tribute	281	75	82	291
2	Valencia on the Lake (LEISD)	153	23	107	395
3	Wildridge (LEISD)	136	46	184	0
4	Shahan Lakeview Addition	113	43	63	0
5	Frisco Lakes (LEISD)	92	18	22	0
6	Northlake Estates (Little Elm)	87	10	11	574
7	Woodridge Est (Oak Point)	26	7	12	0
8	Paloma Creek South (LEISD)	18	6	37	0
9	Villages of Creekwood	13	13	77	239
10	Gates at Waters Edge	6	3	7	0
TOTALS		925	244	602	1,499

Annual Closings by Sub



Annual Closings by Elem Zone





VDL Distribution

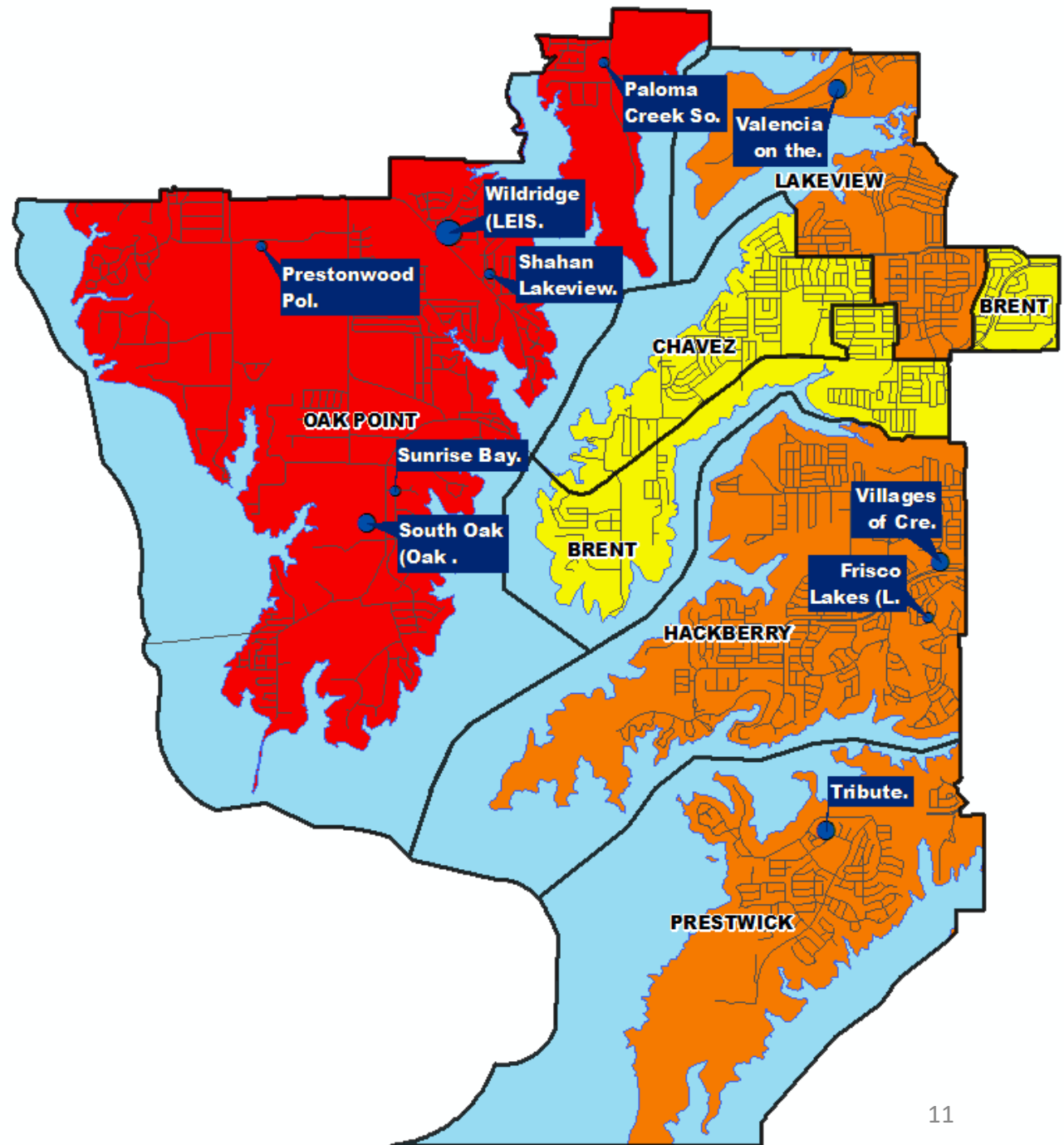
Top 5 Subdivisions - 3Q20 (Ranked by VDL)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Wildridge (LEISD)	136	184	0
2	South Oak (Oak Point)	0	123	109
3	Valencia on the Lake (LEISD)	153	107	395
4	Tribute	281	82	291
5	Villages of Creekwood	13	77	239
6	Shahan Lakeview Addition	113	63	0
7	Paloma Creek South (LEISD)	18	37	0
8	Sunrise Bay	2	35	0
9	Frisco Lakes (LEISD)	92	22	0
10	Prestonwood Polo and Country Club	0	22	0
TOTALS		808	752	1,034

Vacant Dev. Lots by Sub

- < 75
- 76 - 150
- > 150

Vacant Dev. Lots by Elem Zone

- < 75
- 76 - 150
- > 150





Futures Distribution

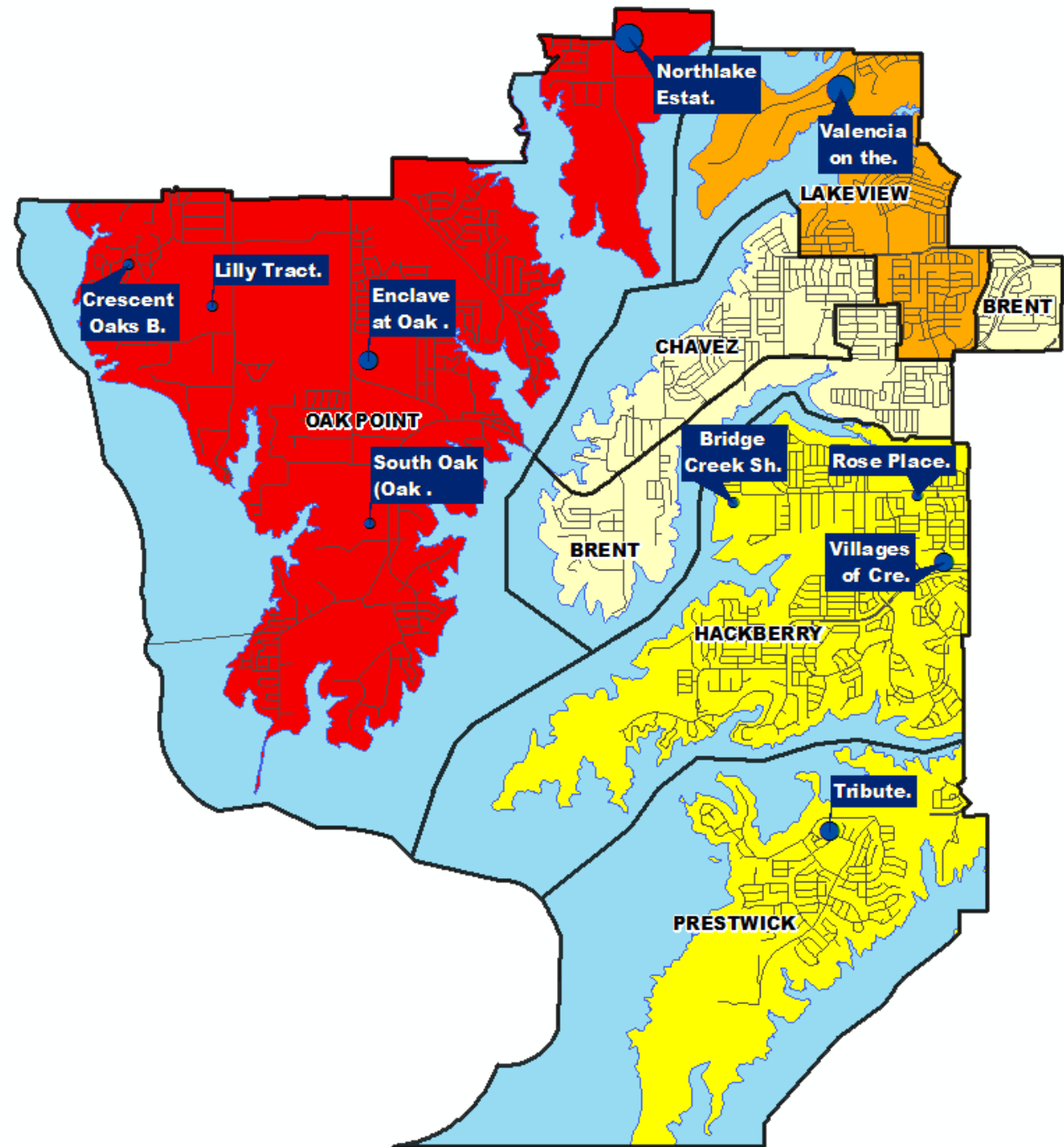
Top 5 Subdivisions - 3Q20 (Ranked by Future)				
Rank	Subdivision	Annual Closings	VDL	Future
1	Northlake Estates (Little Elm)	87	11	574
2	Valencia on the Lake (LEISD)	153	107	395
3	Tribute	281	82	291
4	Villages of Creekwood	13	77	239
5	Enclave at Oak Grove (Little Elm)	0	0	153
6	South Oak (Oak Point)	0	123	109
7	Lilly Tract	0	0	65
8	Rose Place	0	0	34
9	Bridge Creek Shores Addn.	0	0	13
10	Crescent Oaks Beach Est.	0	0	3
TOTALS		534	400	1,876

Future Lots by Sub

- < 150
- 150 - 300
- > 300

Future Lots by Elem Zone

- 0
- 1 - 300
- 301 - 600
- > 600





District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	VDL	Futures
BRENT	0	0	0	0	0	0	9	0
CHAVEZ	2	2	0	0	2	2	4	0
HACKBERRY	34	12	13	13	13	22	82	286
LAKEVIEW	105	19	153	23	24	44	107	395
OAK POINT	368	76	393	115	128	178	541	904
PRESTWICK	245	65	281	75	72	104	82	291
TOTAL	823	179	932	244	246	362	847	1,876

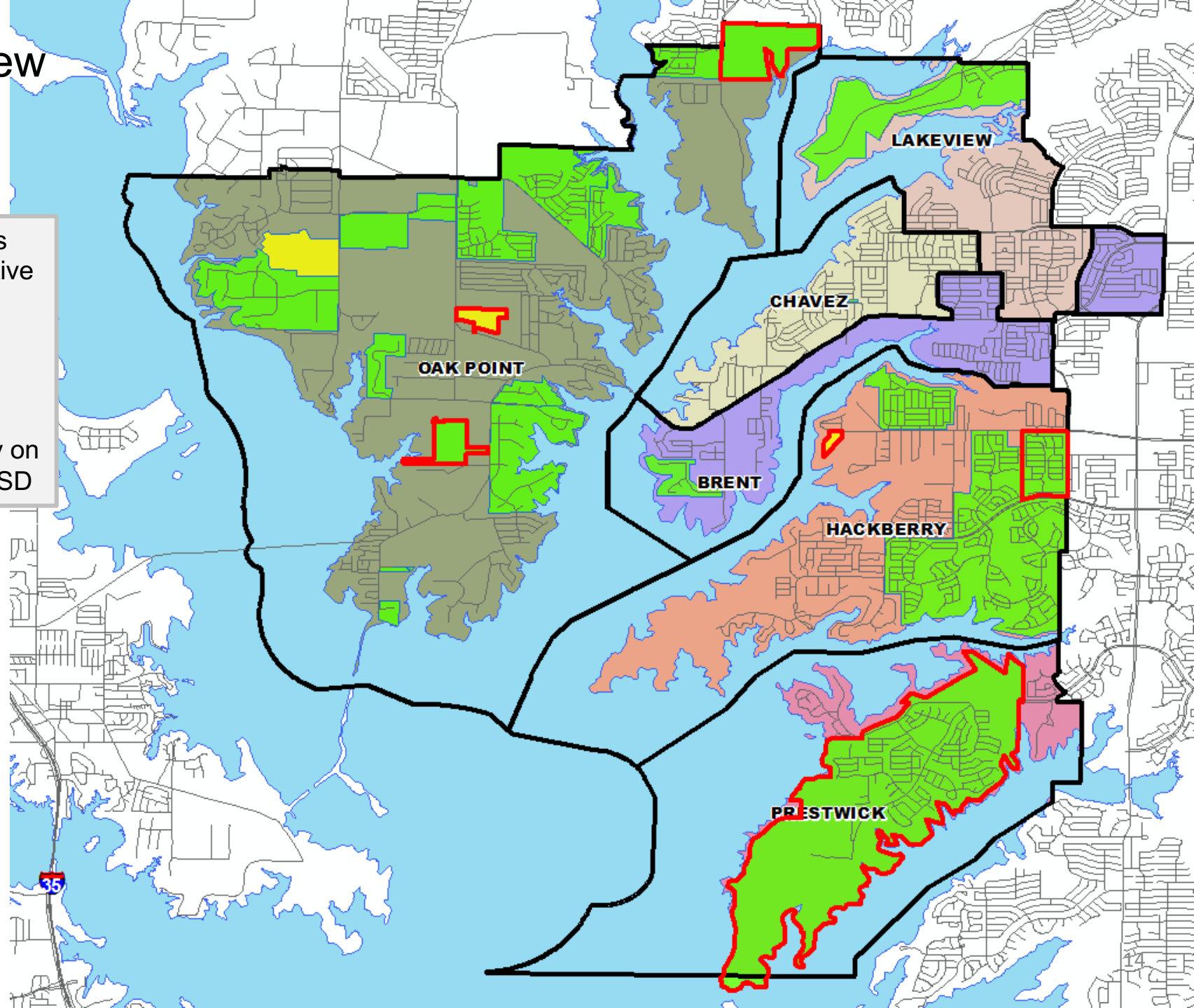
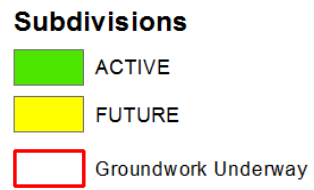
 Highest activity in the category

 Second highest activity in the category



District Housing Overview

- The district has more than 980 lots available to build on across 21 active subdivisions
- Within LEISD there are more than 1,830 planned future lots in 8 subdivisions
- Of these, groundwork is underway on approx. 750 lots within Little Elm ISD

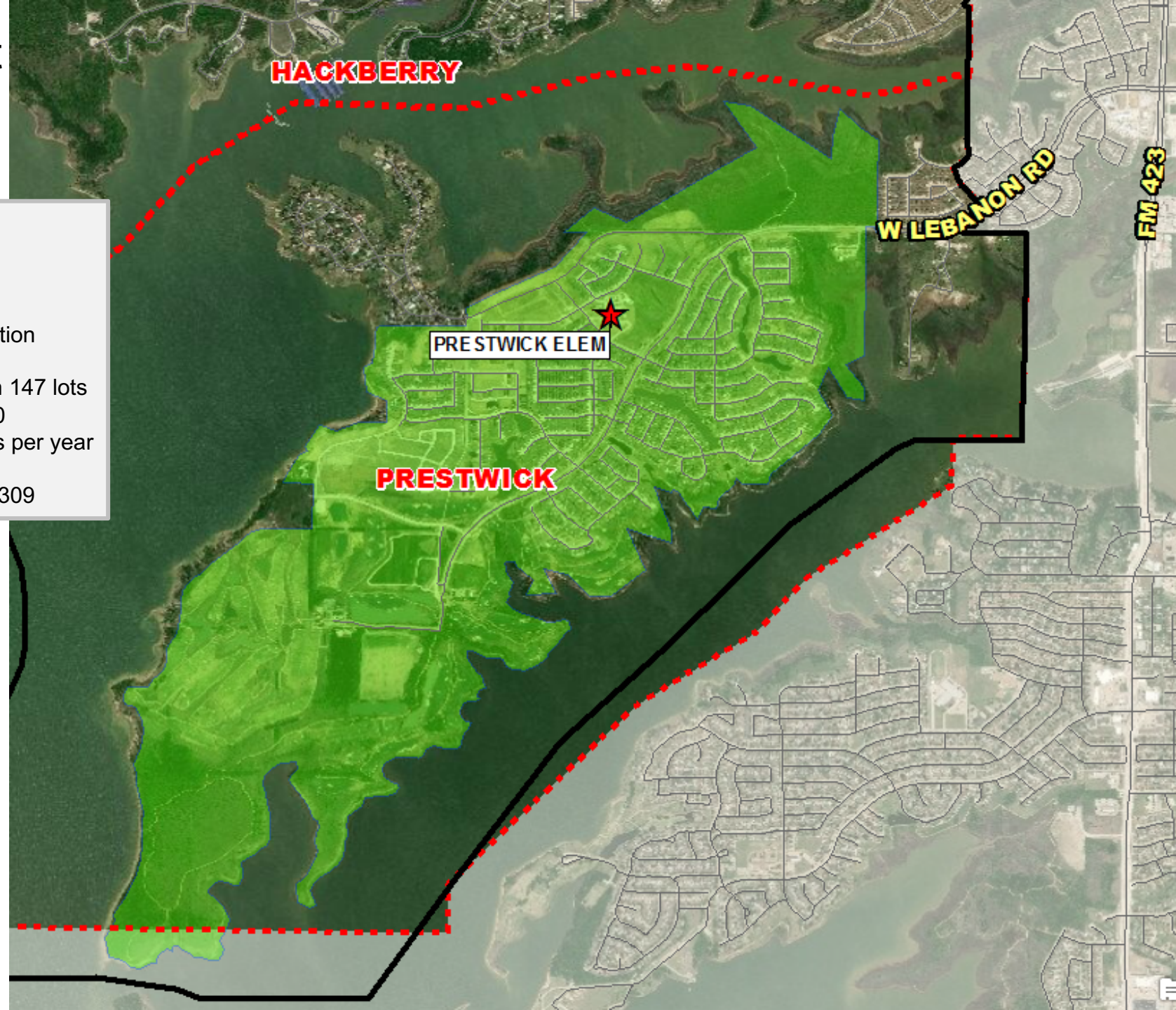




Residential Development

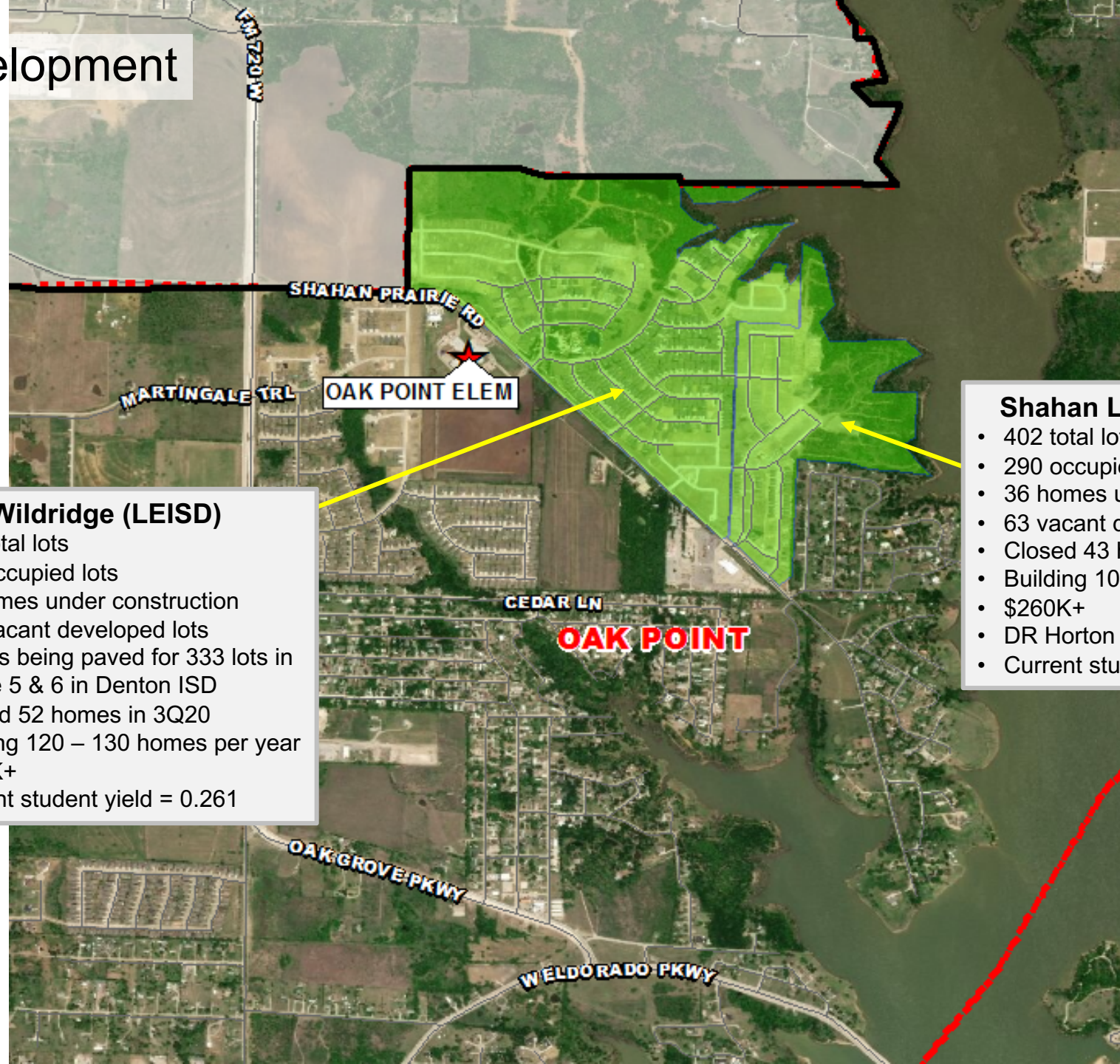
Tribute

- 2,200 total lots
- 291 future lots
- 1,723 occupied lots
- 72 homes under construction
- 82 vacant developed lots
- Groundwork underway on 147 lots
- Closed 75 homes in 3Q20
- Building 230 – 250 homes per year
- \$430K+
- Current student yield = 0.309





Residential Development



Wildridge (LEISD)

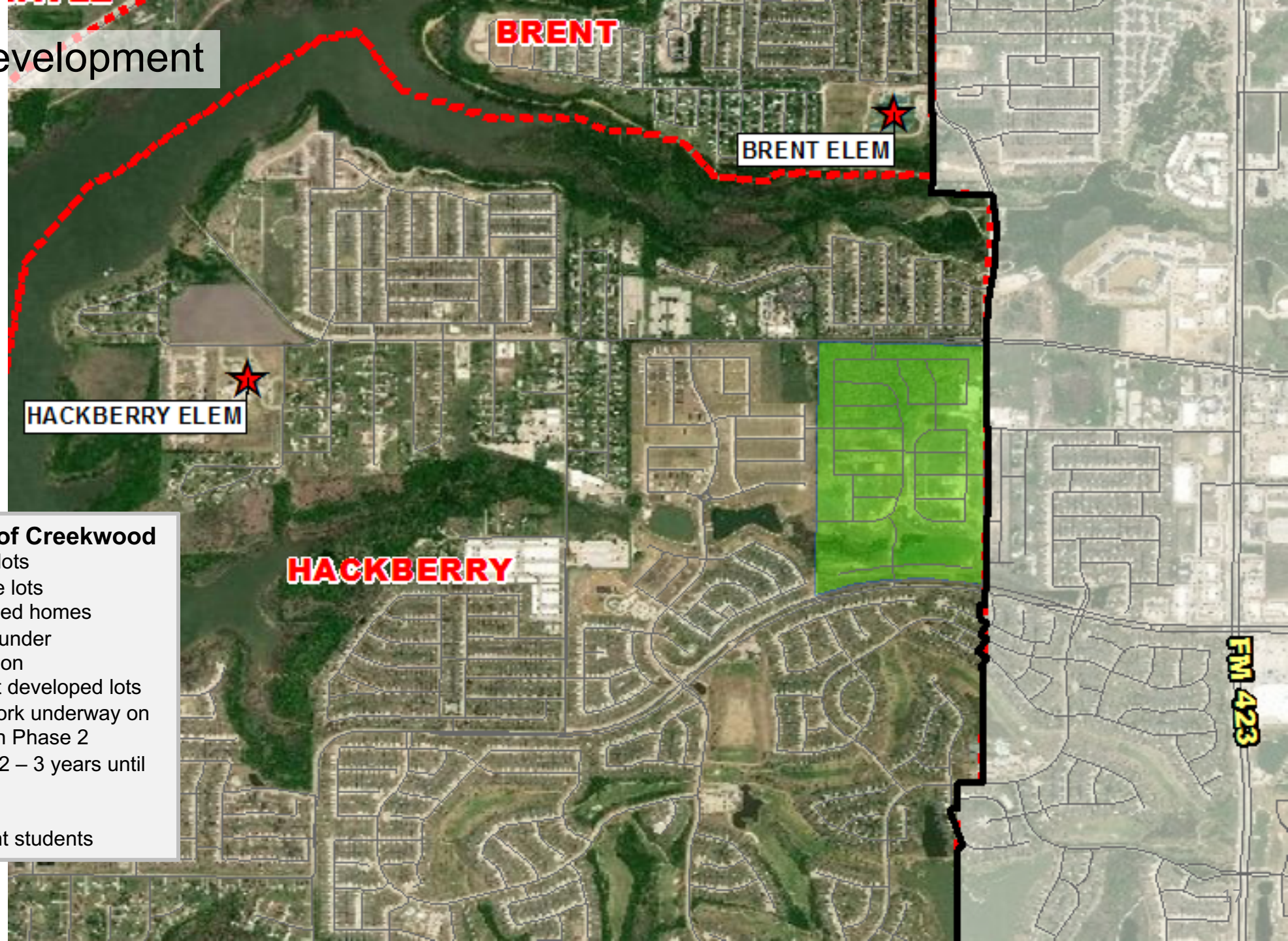
- 749 total lots
- 490 occupied lots
- 57 homes under construction
- 184 vacant developed lots
- Streets being paved for 333 lots in Phase 5 & 6 in Denton ISD
- Started 52 homes in 3Q20
- Building 120 – 130 homes per year
- \$300K+
- Current student yield = 0.261

Shahan Lakeview Addition

- 402 total lots
- 290 occupied lots
- 36 homes under construction
- 63 vacant developed lots
- Closed 43 homes in 3Q20
- Building 100 – 110 homes per year
- \$260K+
- DR Horton
- Current student yield = 0.362



Residential Development



Villages of Creekwood

- 350 total lots
- 239 future lots
- 13 occupied homes
- 13 home under construction
- 77 vacant developed lots
- Groundwork underway on 199 lots in Phase 2
- Estimate 2 – 3 years until build out
- \$340K+
- No current students



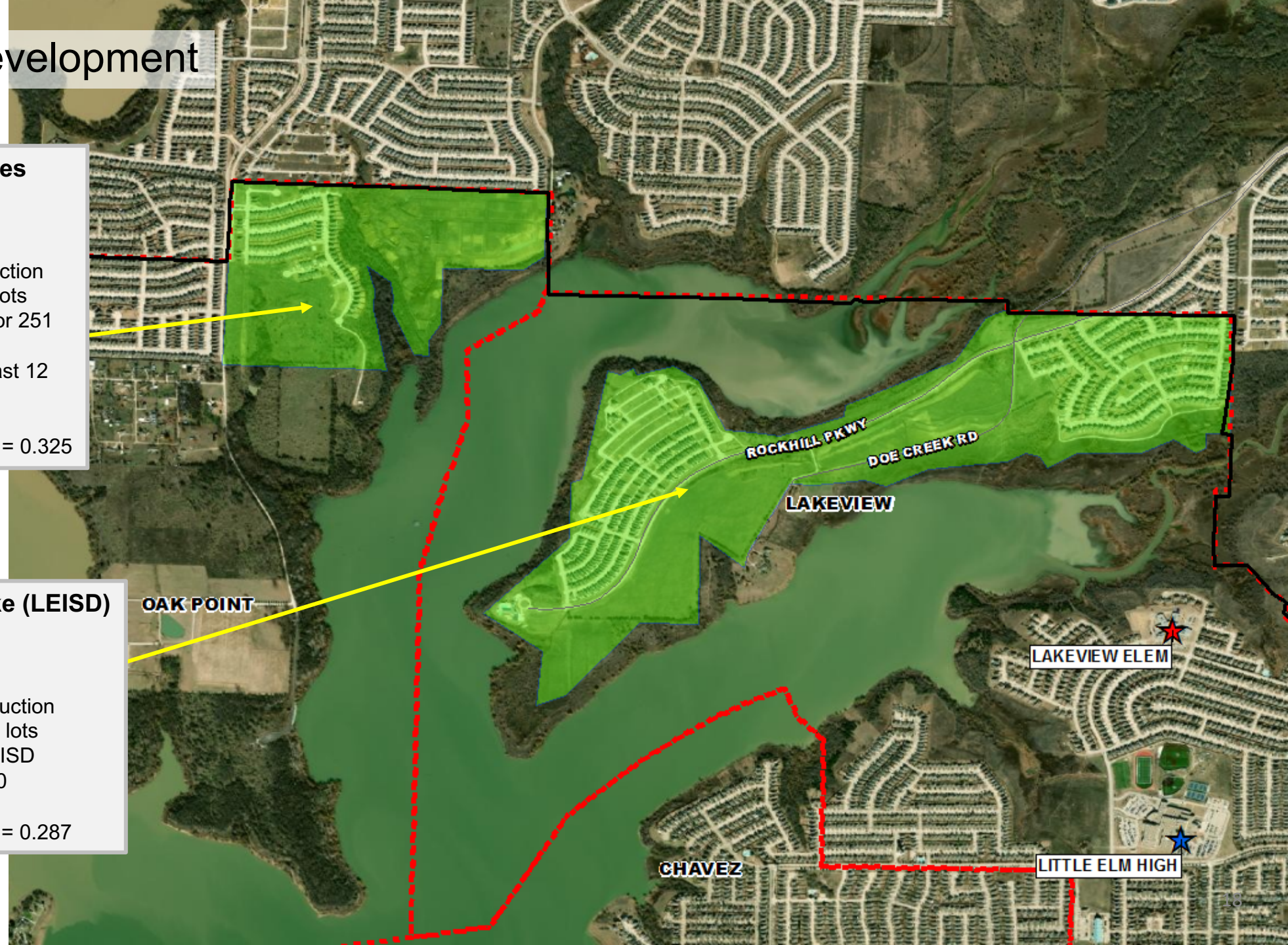
Residential Development

Northlake Estates

- 750 total lots
- 574 future lots
- 151 occupied homes
- 7 home under construction
- 11 vacant developed lots
- Streets being paved for 251 lots in Sec 2
- Closed 87 homes in last 12 months
- \$230K+
- Current Student Yield = 0.325

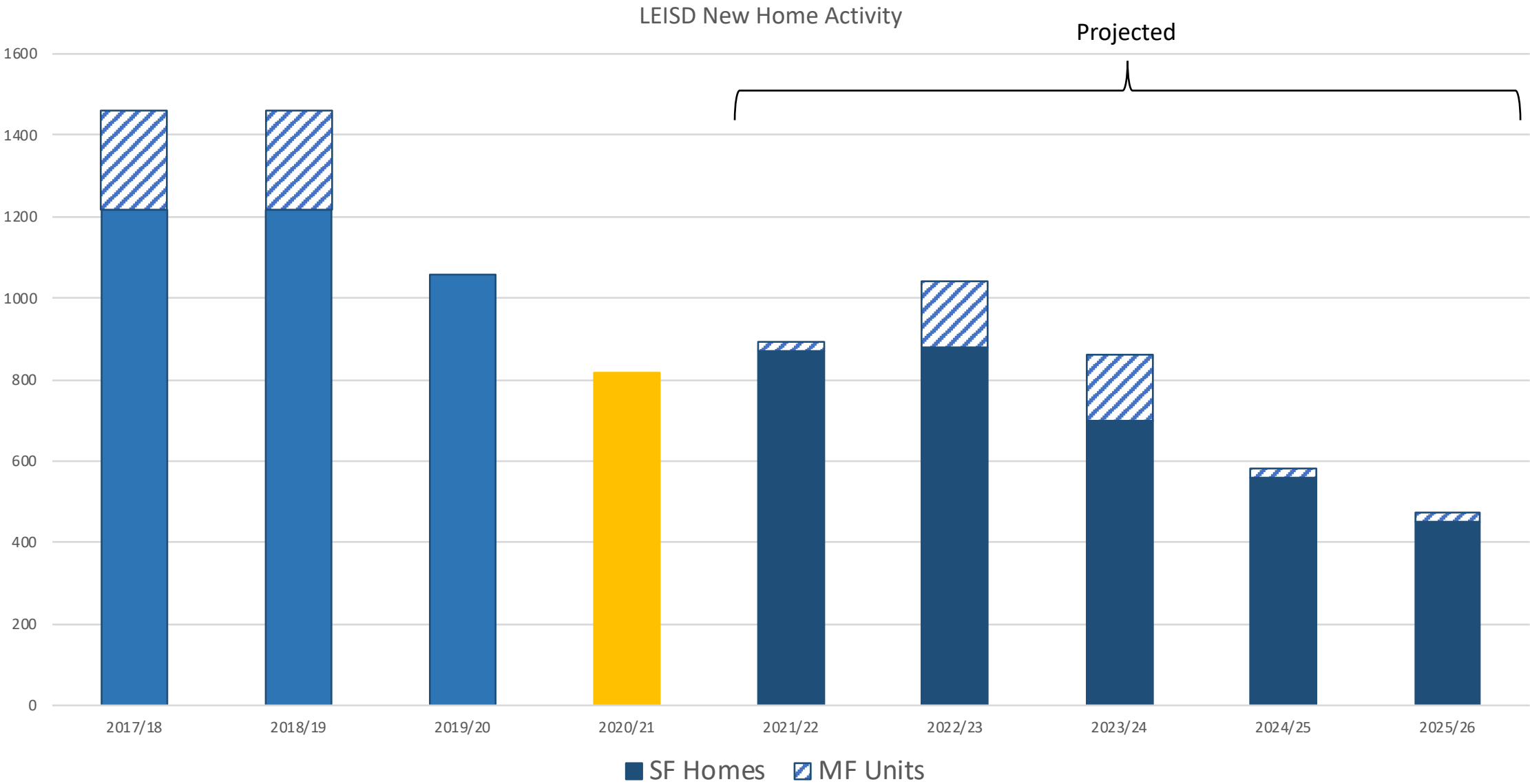
Valencia on the Lake (LEISD)

- 1,086 total lots
- 395 future lots
- 540 occupied homes
- 24 home under construction
- 107 vacant developed lots
- Split between Denton ISD
- Closed 23 lots in 3Q20
- \$265K+
- Current Student Yield = 0.287





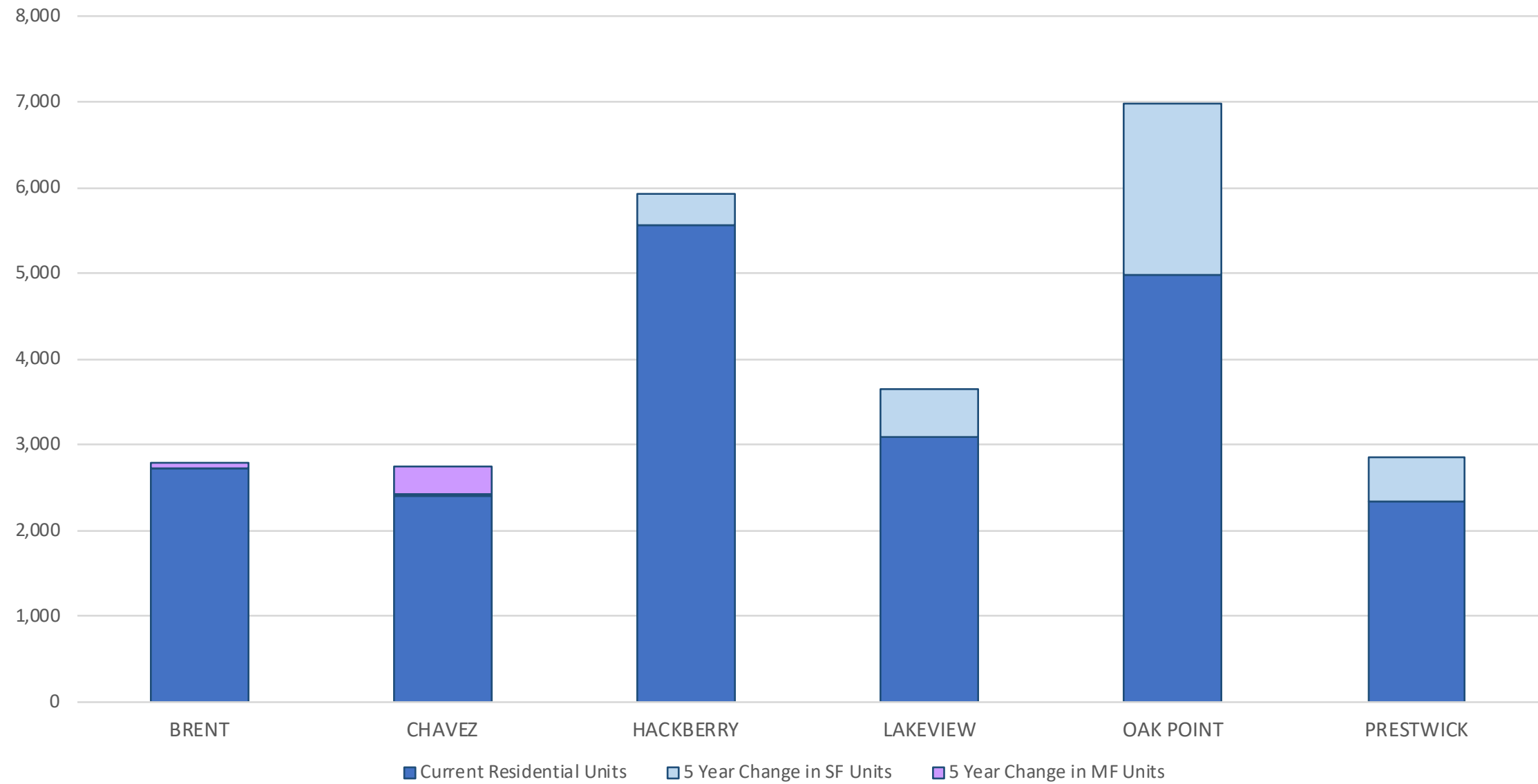
Forecasted Little Elm ISD New Home Activity





Total Residential Units by Elementary Zone, 2020/21 – 2025/26

LEISD Housing Forecast





District Yields



Single Family Yield
0.408

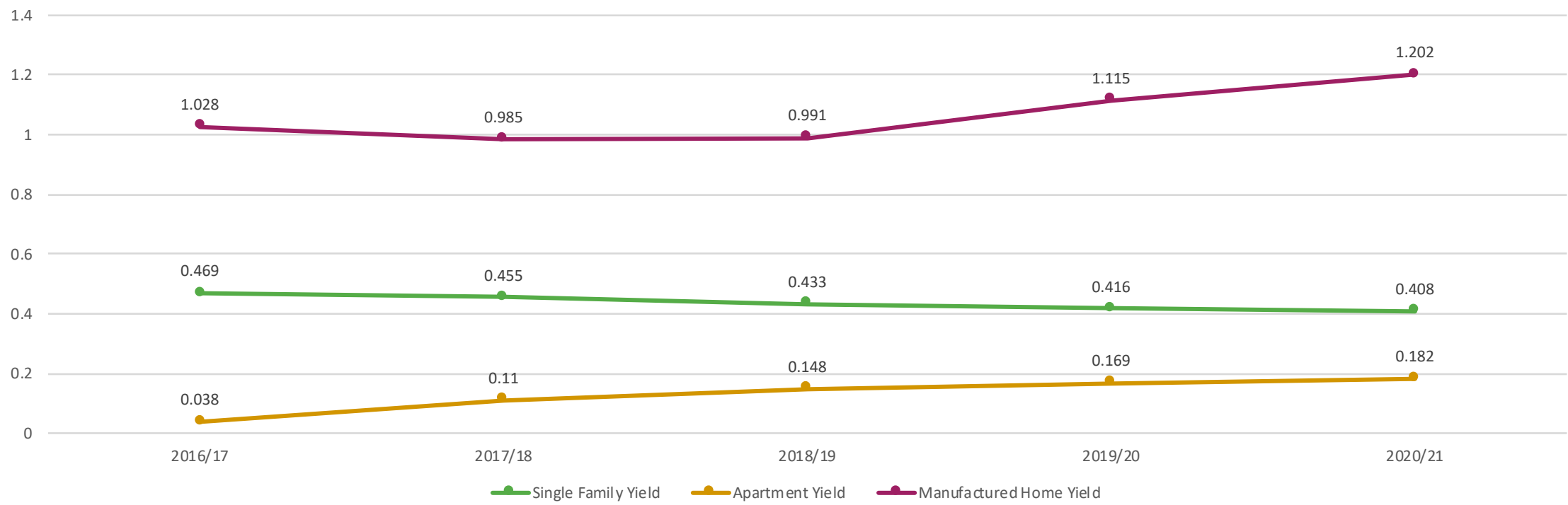


Apartment Yield
0.182



Manufactured Home Yield
1.202

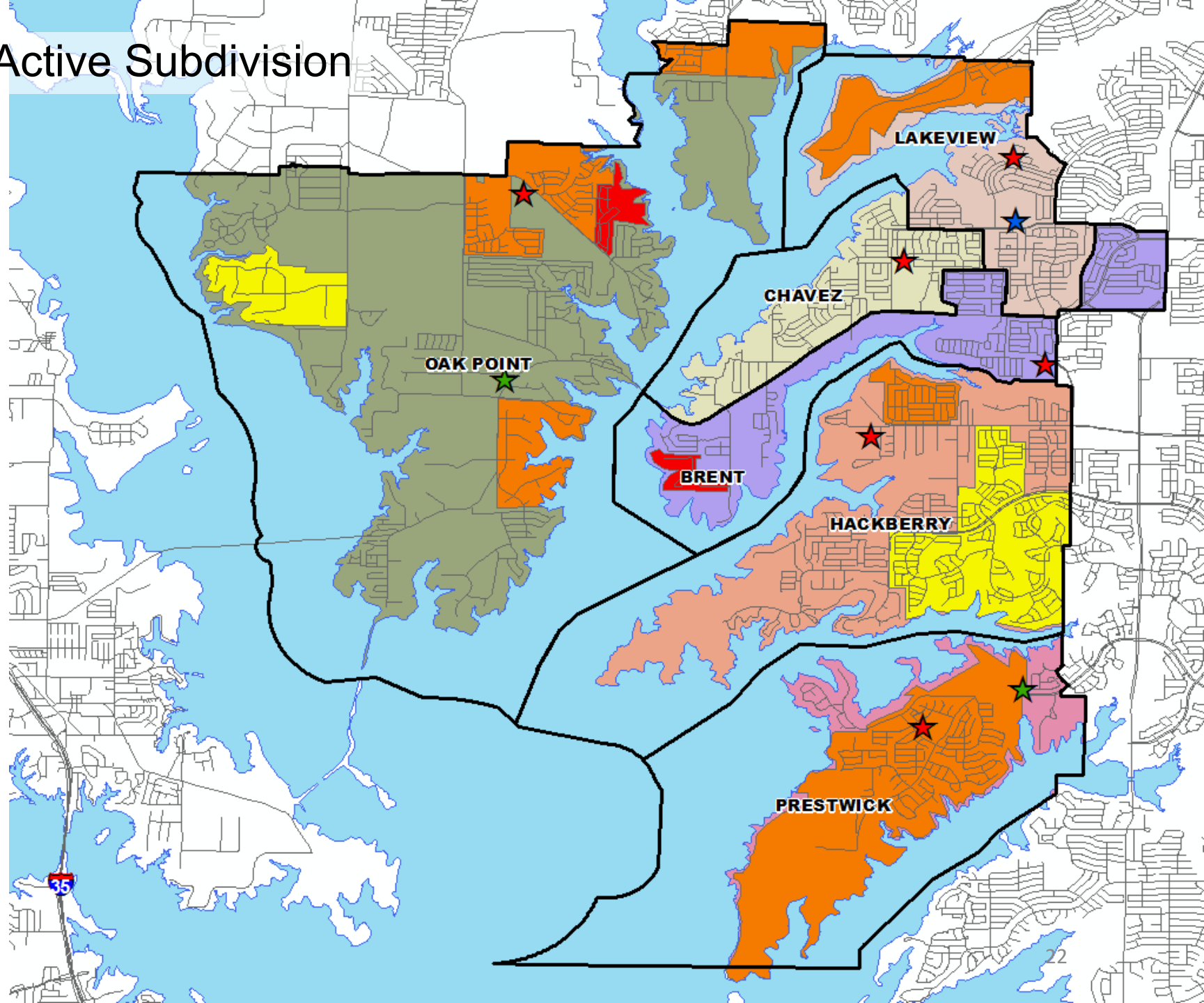
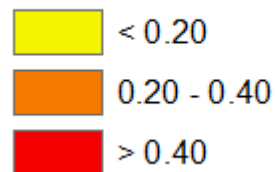
LEISD Student Yields by Housing Types





Total Student Yield by Active Subdivision

Single Family Yield



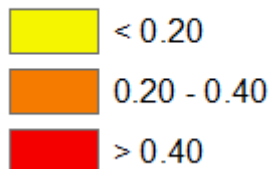
*Student Yields for active subdivisions with at least 50 homes occupied as of 3Q20



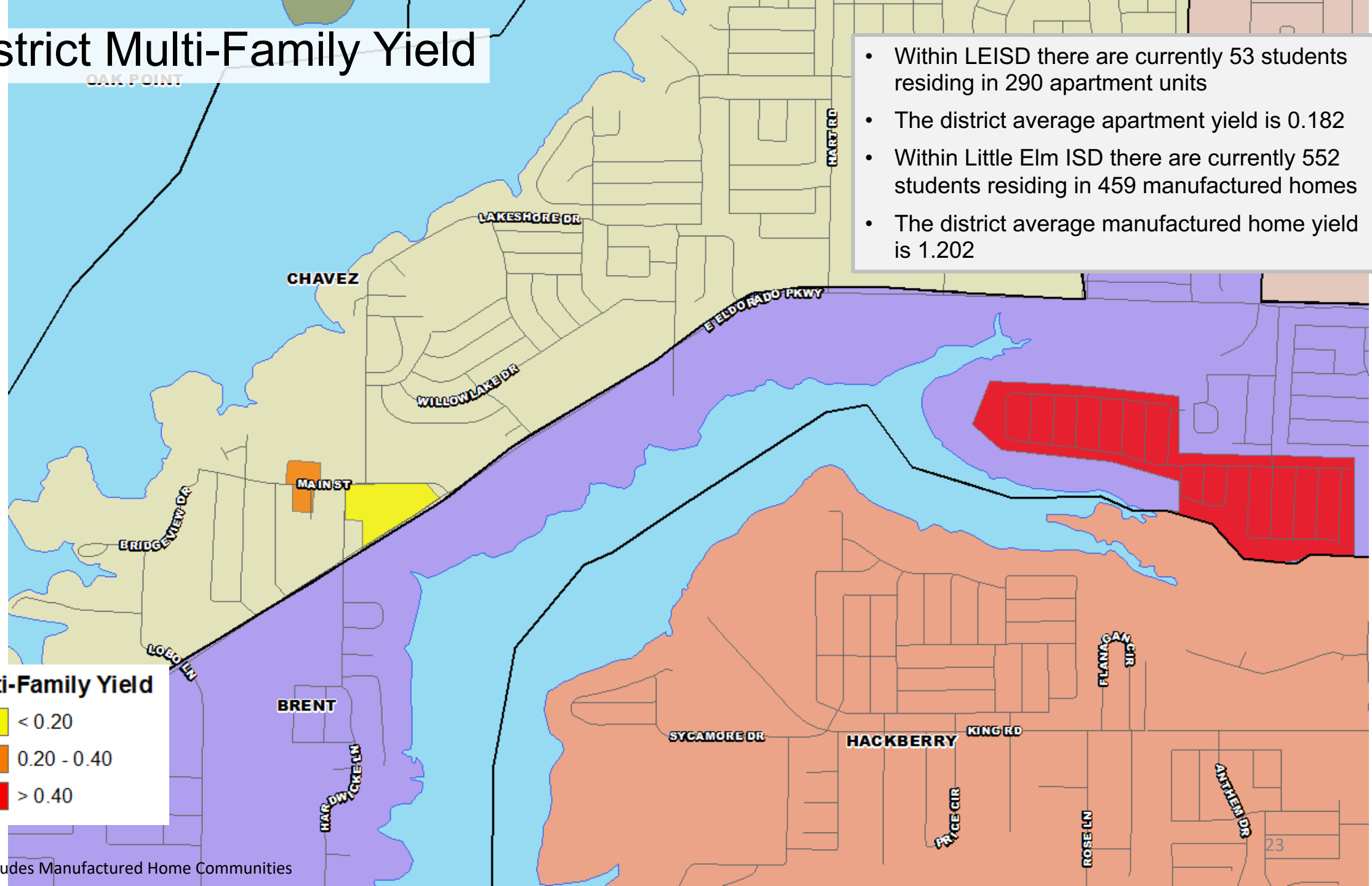
District Multi-Family Yield

- Within LEISD there are currently 53 students residing in 290 apartment units
- The district average apartment yield is 0.182
- Within Little Elm ISD there are currently 552 students residing in 459 manufactured homes
- The district average manufactured home yield is 1.202

Multi-Family Yield



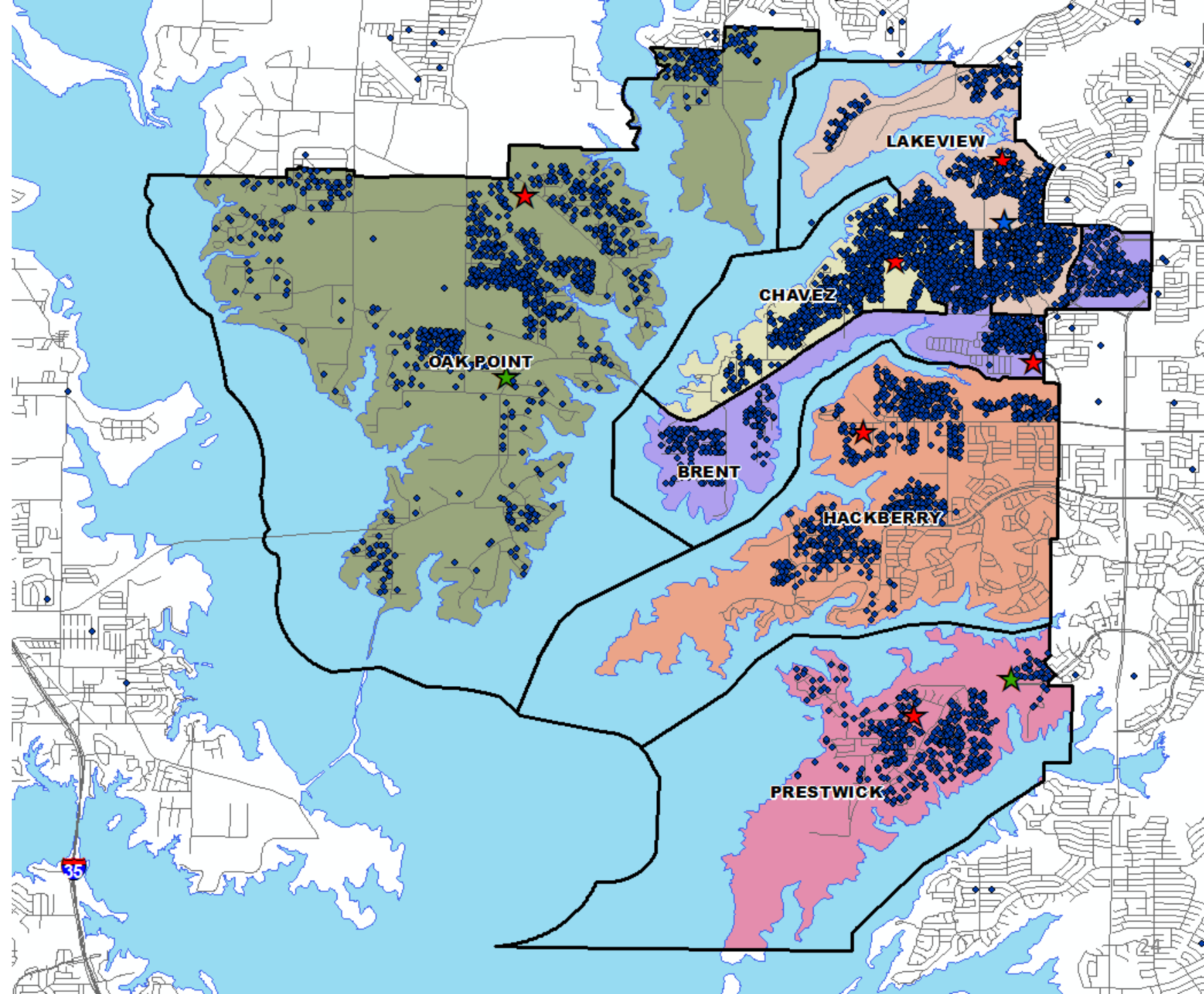
*Includes Manufactured Home Communities





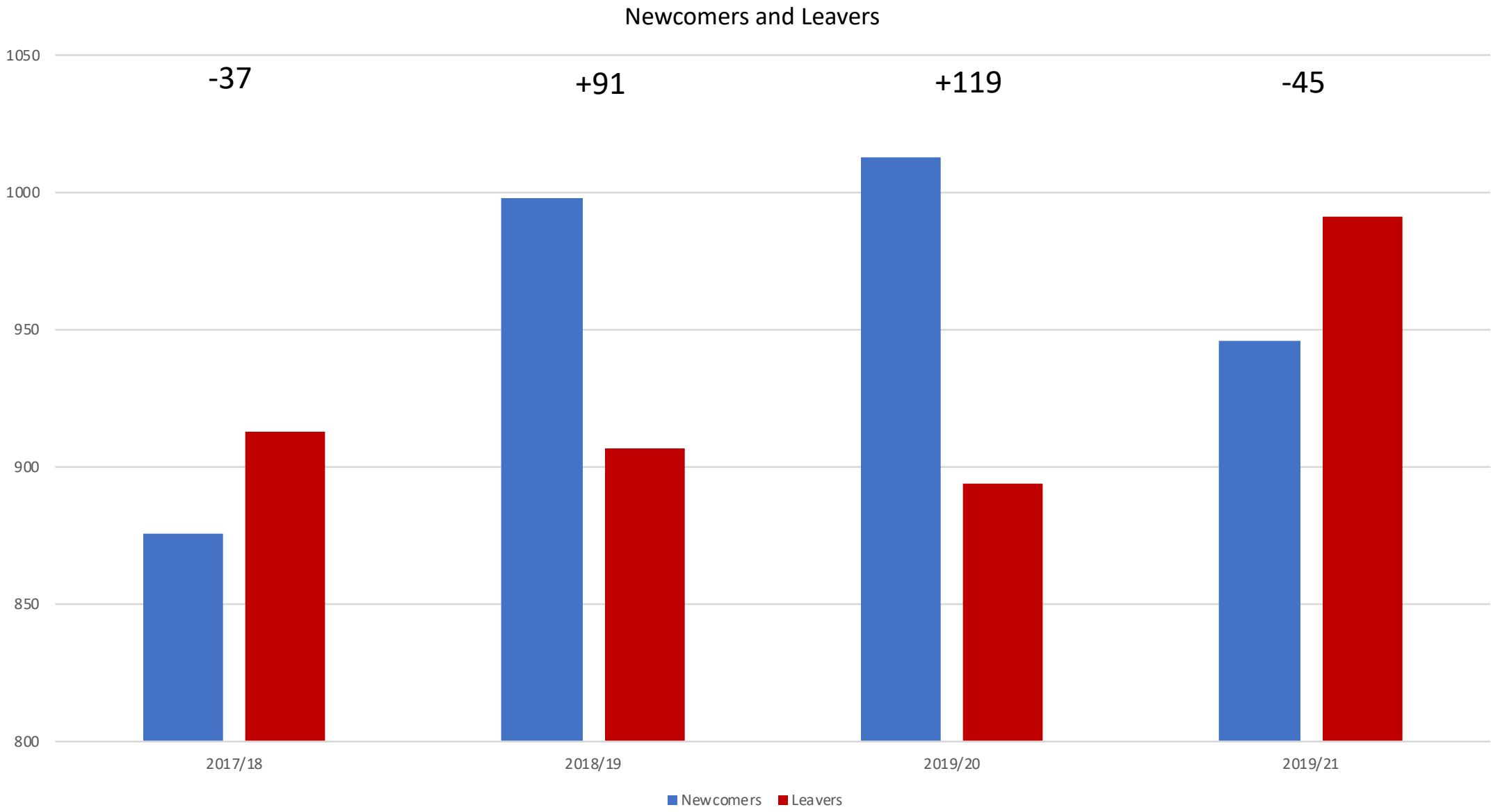
Student Density

- LEISD has 197 students that reside outside of the district boundary, up 22 students from 2019/20
- 56% of students that reside within the district live within Little Elm city limits
- 6% of students that reside within the district live within The Colony city limits
- 5% of students that reside within the district live within Oak Point city limits





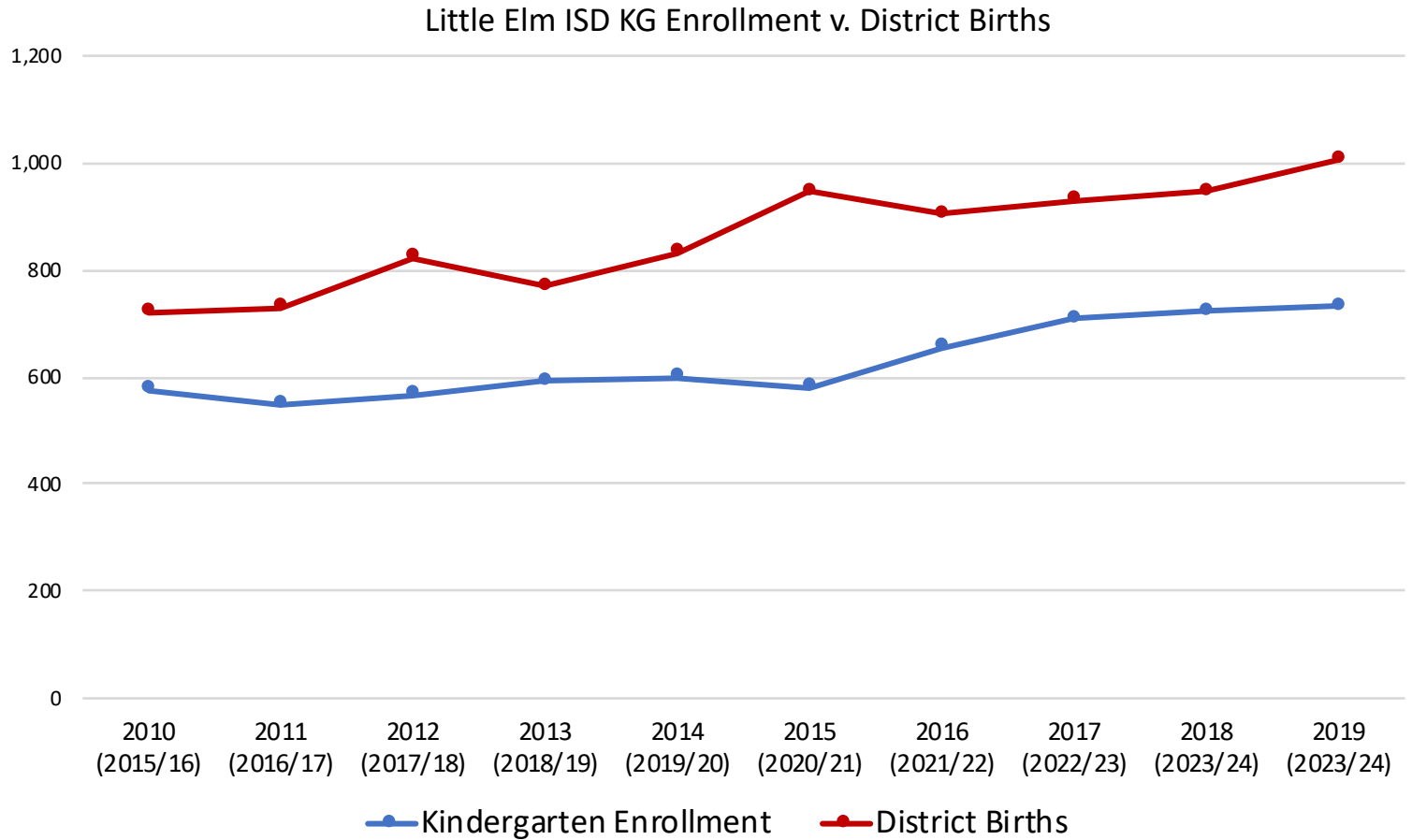
Newcomer and Leaver Analysis





Birth Rate Analysis

	Kindergarten Enrollment	Zip Births	Ratio
2010 (2015/16)	575	720	0.799
2011 (2016/17)	548	730	0.751
2012 (2017/18)	566	823	0.688
2013 (2018/19)	593	770	0.770
2014 (2019/20)	600	831	0.722
2015 (2020/21)	580	947	0.612
2016 (2021/22)	654	905	0.723
2017 (2022/23)	709	930	0.762
2018 (2023/24)	723	946	0.764
2019 (2023/24)	733	1,006	0.729





Ten Year Forecast by Grade Level

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
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2020/21	41	154	580	611	627	589	578	601	622	652	646	688	622	561	543	8,115	49	0.6%
2021/22	41	179	654	659	659	675	630	631	584	639	677	735	648	615	521	8,547	432	5.3%
2022/23	41	179	709	705	680	677	700	653	614	594	663	769	691	634	567	8,876	329	3.8%
2023/24	41	179	723	759	727	692	693	720	636	624	617	751	719	675	587	9,143	267	3.0%
2024/25	41	179	733	767	771	741	710	714	699	648	646	701	705	706	625	9,386	243	2.7%
2025/26	41	179	720	773	777	792	751	733	695	710	666	733	657	691	653	9,571	185	2.0%
2026/27	41	179	725	767	787	797	814	774	717	706	735	755	687	643	640	9,767	196	2.0%
2027/28	41	179	727	768	778	805	813	842	753	731	730	834	708	673	595	9,977	210	2.2%
2028/29	41	179	742	772	779	798	822	838	806	765	751	828	782	694	623	10,220	243	2.4%
2029/30	41	179	759	787	784	798	815	849	803	819	786	852	777	766	642	10,457	237	2.3%
2030/31	41	179	762	805	799	803	813	841	813	816	842	892	799	761	709	10,675	218	2.1%

Yellow box = largest grade per year
Green box = second largest grade per year



Ten Year Forecast by Campus

	Maximum Functional			Fall	ENROLLMENT PROJECTIONS									
ELEMENTARY CAMPUS	Capacity	Capacity	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Brent Elementary	914	777	758	708	764	785	784	782	768	765	766	764	769	773
Chavez Elementary	914	777	623	544	591	606	624	633	656	672	685	687	692	686
Hackberry Elementary	914	777	715	680	742	776	802	808	811	820	830	830	825	832
Lakeview Elementary	914	777	581	611	636	670	735	753	764	770	762	759	764	770
Oak Point Elementary	1,070	910	779	827	935	1,012	1,075	1,143	1,211	1,286	1,331	1,352	1,378	1,394
Prestwick Elementary (EE-5th)	834	666	445	411	460	495	514	537	556	571	579	579	584	588
ELEMENTARY SCHOOL TOTAL	4,726	4,017	3,901	3,781	4,128	4,344	4,534	4,656	4,766	4,884	4,953	4,971	5,012	5,043
Elementary Absolute Growth			75	-120	347	216	190	122	110	118	69	18	41	31
Elementary Percent Growth			1.96%	-3.08%	9.18%	5.23%	4.37%	2.69%	2.36%	2.48%	1.41%	0.36%	0.82%	0.62%
Prestwick Junior High (6th-8th)	432	345	288	0	0	0	0	0	0	0	0	0	0	0
Lakeside Middle School	1,500	1,200	1,609	0	0	0	0	0	0	0	0	0	0	0
Strike Middle School	1,200	1,020	0	969	988	1,019	1,026	1,077	1,114	1,172	1,190	1,224	1,259	1,278
Walker Middle School	1,200	1,020	0	951	912	852	851	916	957	986	1,024	1,098	1,149	1,193
MIDDLE SCHOOL TOTAL			1,897	1,920	1,900	1,871	1,877	1,993	2,071	2,158	2,214	2,322	2,408	2,471
Middle School Absolute Growth			100	23	-20	-29	6	116	78	87	56	108	86	63
Middle School Percent Growth			5.56%	1.21%	-1.04%	-1.53%	0.32%	6.18%	3.91%	4.20%	2.59%	4.88%	3.70%	2.62%
Little Elm High School	2,500	2,125	2,261	2,414	2,519	2,661	2,732	2,737	2,734	2,725	2,810	2,927	3,037	3,161
Denton County JJ AEP			7	0	0	0	0	0	0	0	0	0	0	0
HIGH SCHOOL TOTAL			2,268	2,414	2,519	2,661	2,732	2,737	2,734	2,725	2,810	2,927	3,037	3,161
High School Absolute Growth			104	146	105	142	71	5	-3	-9	85	117	110	124
High School Percent Growth			4.81%	6.44%	4.35%	5.64%	2.67%	0.18%	-0.11%	-0.33%	3.12%	4.16%	3.76%	4.08%
DISTRICT TOTAL			8,066	8,115	8,547	8,876	9,143	9,386	9,571	9,767	9,977	10,220	10,457	10,675
District Absolute Growth			279	49	432	329	267	243	185	196	210	243	237	218
District Percent Growth			3.58%	0.61%	5.32%	3.85%	3.01%	2.66%	1.97%	2.05%	2.15%	2.44%	2.32%	2.08%

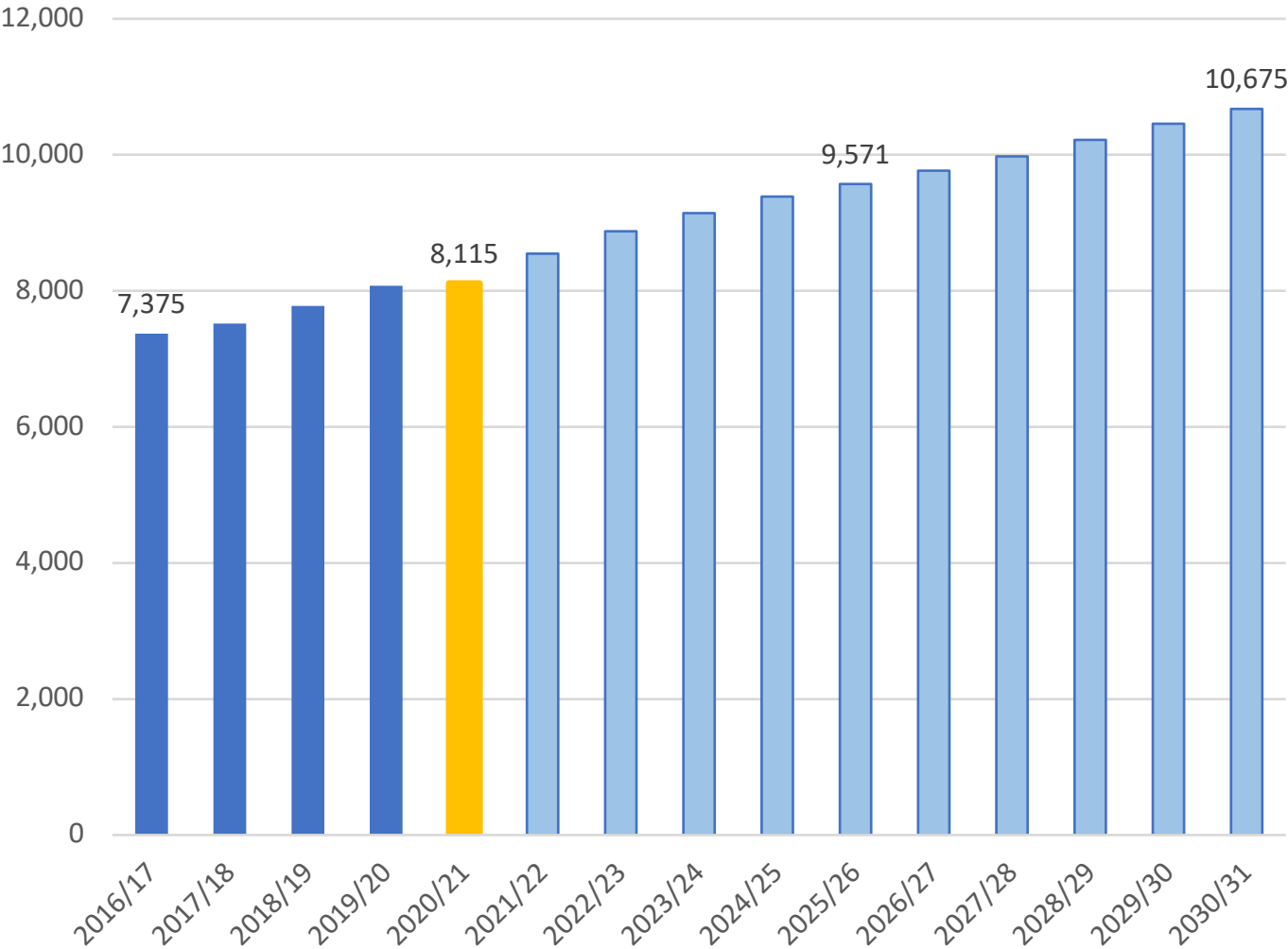
Yellow box = over maximum capacity



Key Takeaways



Enrollment Projection



- Little Elm ISD declined in PK and KG enrollment due to Covid-19 impact
- Annual home closings in LEISD could reach more than 900 by the end of 2020
- The district could close about 800 new homes annually for the next 2 years
- Little Elm ISD overall enrollment could increase by more than 430 students over the next year
- LEISD is expected to enroll more than 9,500 students by 2025-26 and more than 10,600 students by 2030-31