

*Little Elm
Independent
School
District*



*Learn from Yesterday...
Understand Today...
Plan for Tomorrow*

Quarterly
Report
3Q18



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (September 2018)

1.7%

63,352 new jobs
National rate 1.0%



Job Growth

Unemployment
Rate



U.S. 3.6%
Texas 3.7%
DFW MSA 3.4%
Little Elm 3.3%

-0.1%

35,066

1,520 more
starts than 3Q17



Annual
Home Starts





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,900	2,698	5,071	22,777
2	Frisco ISD	2,367	2,310	4,926	5,139
3	Denton ISD	2,421	2,164	3,603	22,041
4	Northwest ISD	1,876	1,915	2,554	23,494
5	Dallas ISD	1,873	1,644	2,122	5,646
6	Little Elm ISD**	1,343	1,431	1,421	3,016*
7	Eagle Mt.-Saginaw ISD	1,318	1,303	1,553	20,497
8	Forney ISD	1,335	1,247	1,589	15,749
9	Lewisville ISD	1,330	1,070	1,828	4,037
10	Rockwall ISD	894	897	2,244	9,602
11	Wylie ISD	868	885	999	3,769
12	Crowley ISD	1,005	804	1,407	13,186
13	McKinney ISD	790	785	1,923	8,571
14	Princeton ISD	792	694	716	7,937
15	Mansfield ISD	845	687	1,391	6,428
16	Midlothian ISD	669	672	1,072	19,743
17	Allen ISD	754	637	1,037	1,289
18	Waxahachie ISD	685	612	831	10,954
19	Keller ISD	530	603	651	1,563
20	Royse City ISD	702	582	1,263	9,355

*Based on additional Templeton Demographics housing research

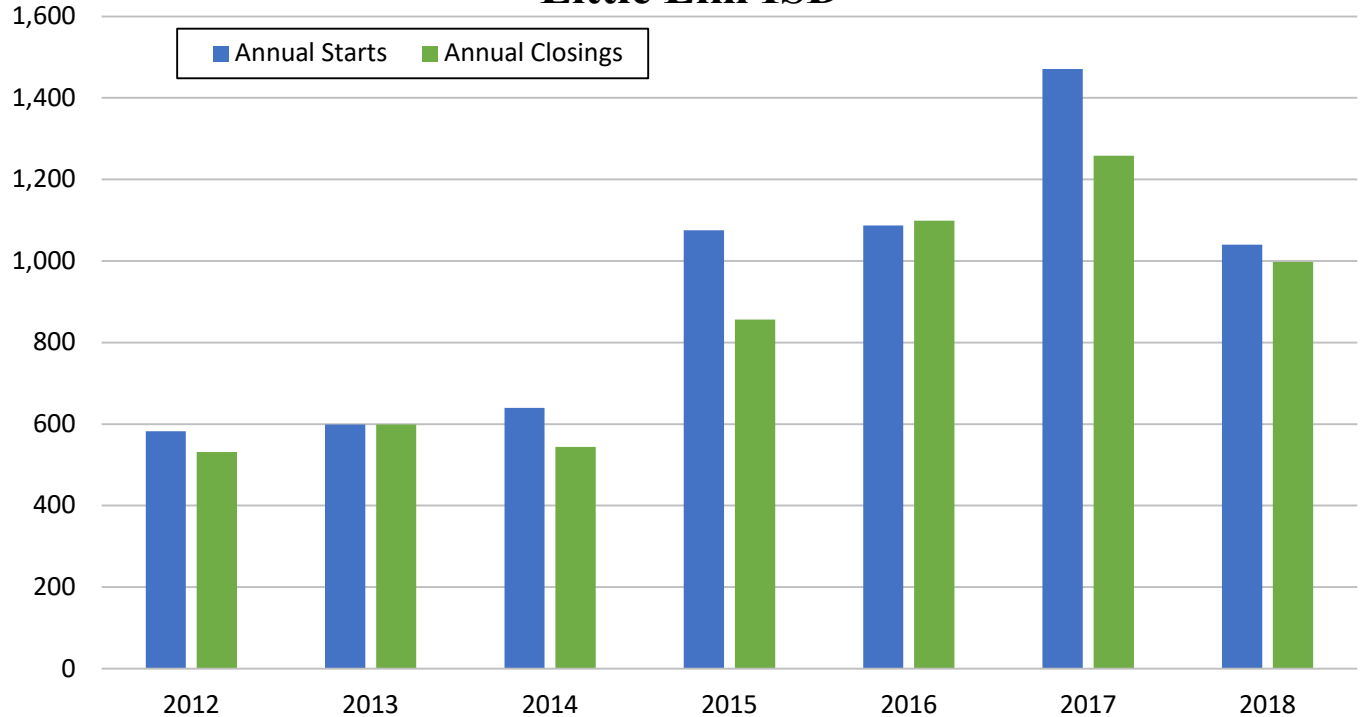
** Totals include Age Restricted community Frisco Lakes





New Housing Activity

Little Elm ISD



Starts	2012	2013	2014	2015	2016	2017	2018
1Q	85	174	136	167	381	237	330
2Q	148	175	126	261	242	435	319
3Q	174	141	240	389	163	489	388
4Q	175	109	138	258	301	310	
Total	582	599	640	1,075	1,087	1,471	1,037

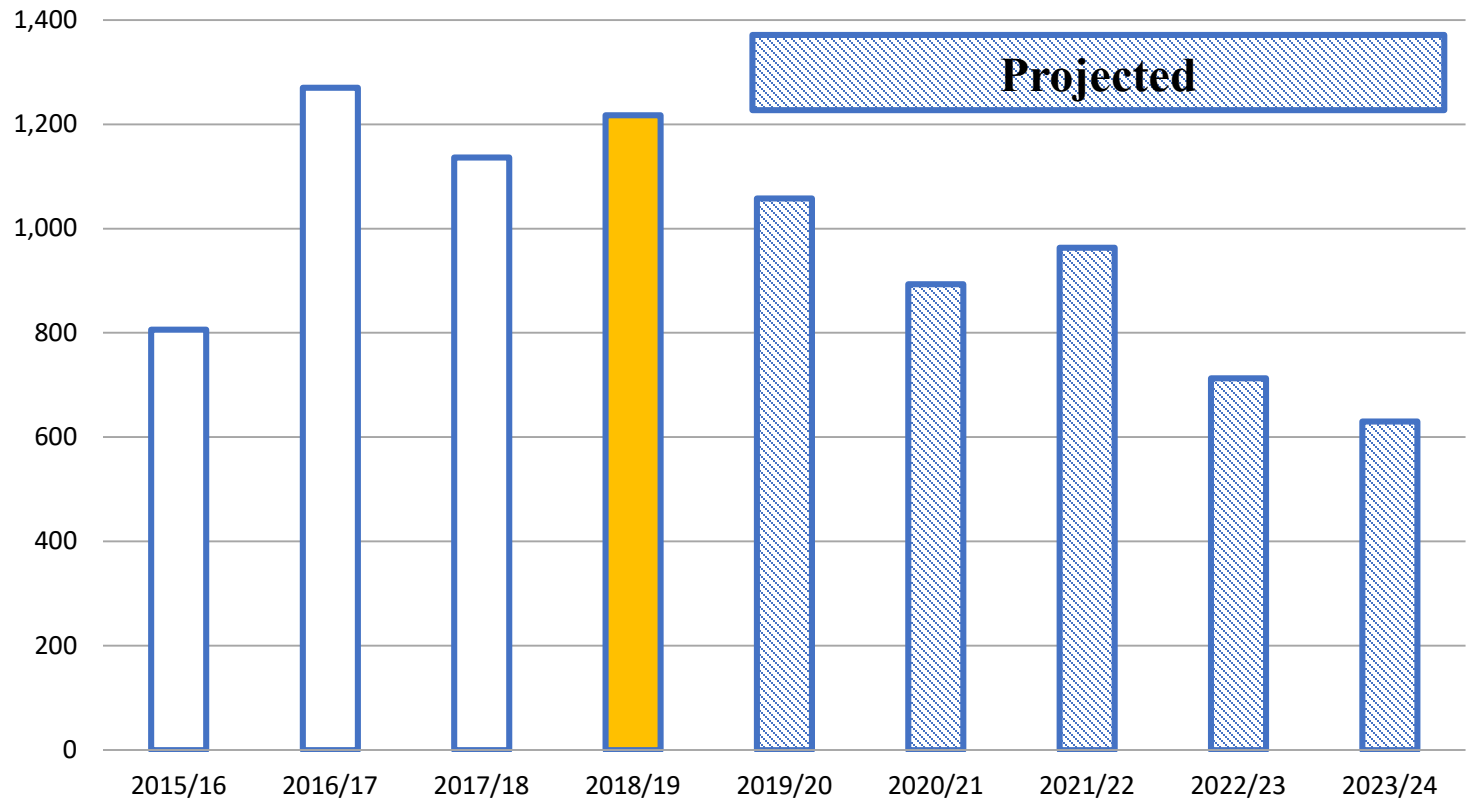
Closings	2012	2013	2014	2015	2016	2017	2018
1Q	99	143	114	155	256	194	349
2Q	125	180	146	182	262	282	366
3Q	132	155	124	211	378	323	283
4Q	175	121	160	308	203	459	
Total	531	599	544	856	1,099	1,258	998

- LEISD quarterly starts increased in the 3rd quarter, and the district is on pace to see the second highest annual starts total in over six years
- Little Elm ISD is on pace to see a record number of home closings in 2018



Little Elm ISD Housing Forecast

Annual Closings, 2015/16 -2023/24



- Annual home closings within Little Elm ISD have remained consistently above 1,000 over the last two years
- LEISD is forecasted to close over 1,200 homes by the fall of 2019
- The district is projected to close between 600 and 1,200 homes annually for the next 5 years



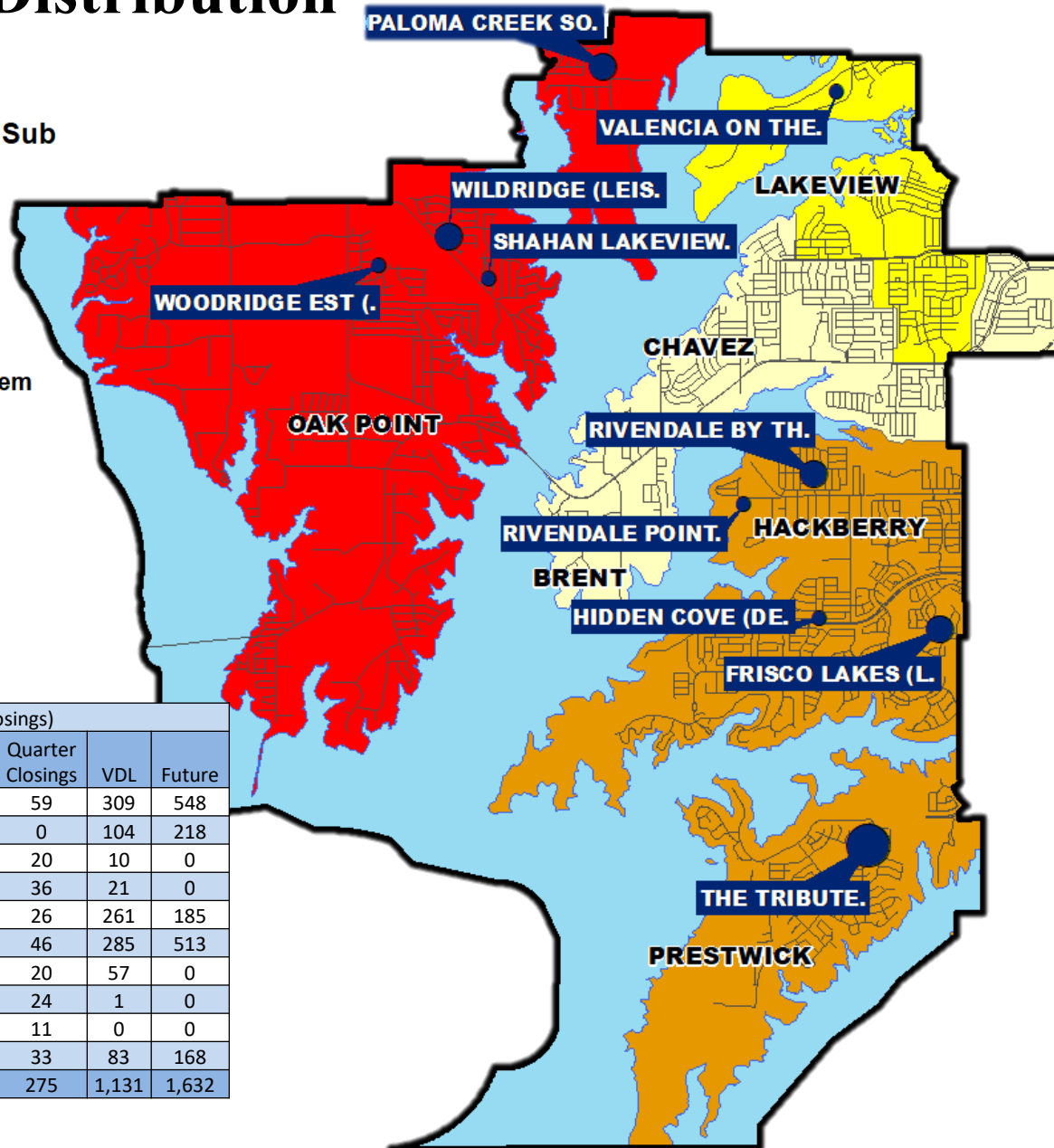
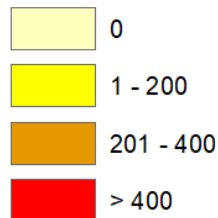


Annual Closing Distribution

Annual Closings by Sub



Annual Closings by Elem



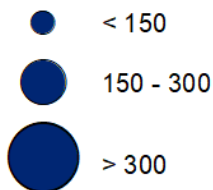
Top 10 Subdivisions - 3Q18 (Ranked by Annual Closings)

Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	THE TRIBUTE	PRESTWICK	313	59	309	548
2	FRISCO LAKES (LEISD)	AGE RESTRICTED	207	0	104	218
3	PALOMA CREEK SOUTH (LEISD)	OAK POINT	205	20	10	0
4	RIVENDALE BY THE LAKE	HACKBERRY	184	36	21	0
5	WILDRIDGE (LEISD)	OAK POINT	119	26	261	185
6	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	98	46	285	513
7	WOODRIDGE ESTATES	OAK POINT	82	20	57	0
8	RIVENDALE POINTE	HACKBERRY	79	24	1	0
9	HIDDEN COVE	HACKBERRY	76	11	0	0
10	SHAHAN LAKEVIEW ADDITION	OAK POINT	42	33	83	168
TOTALS			1,405	275	1,131	1,632

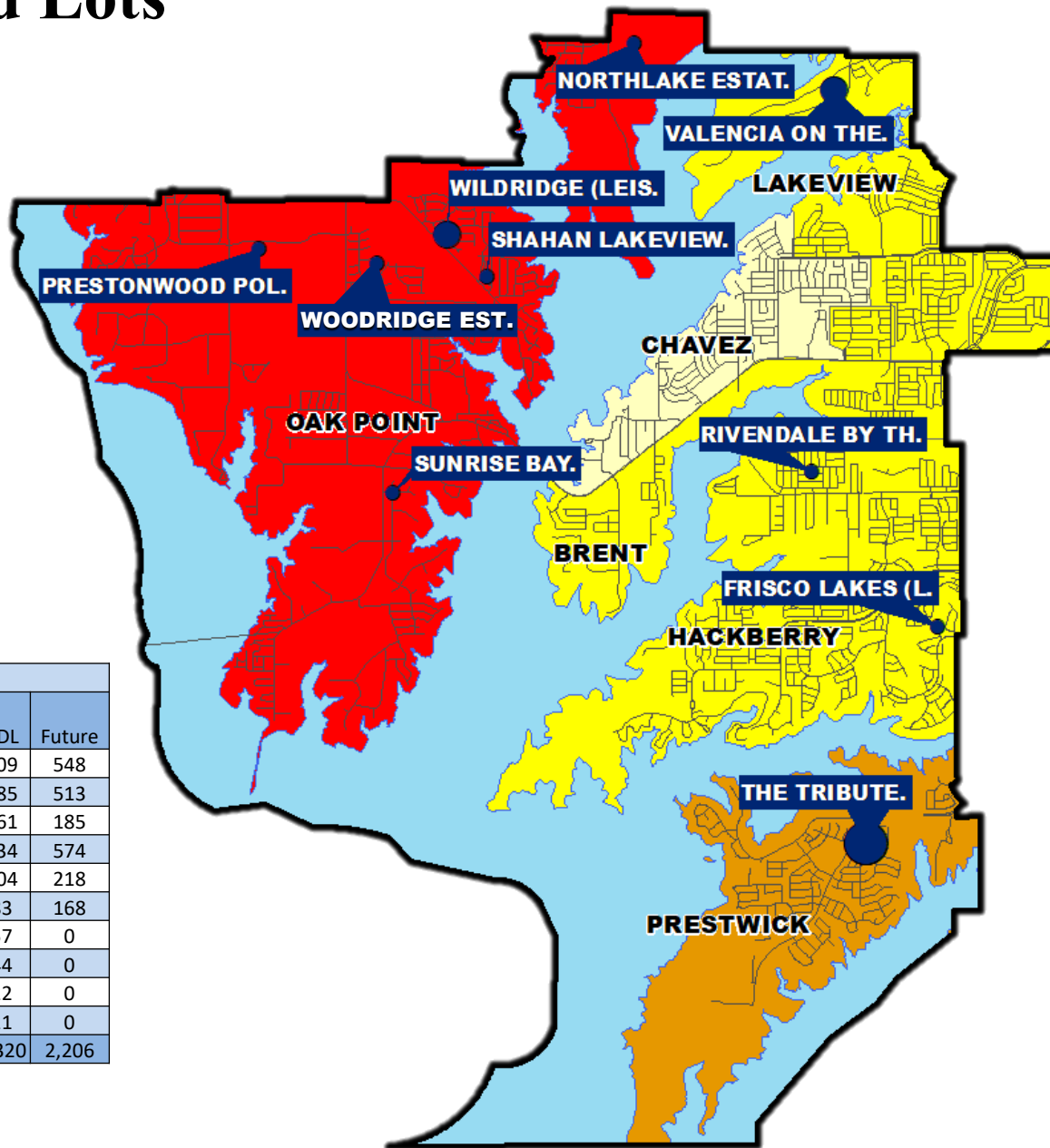
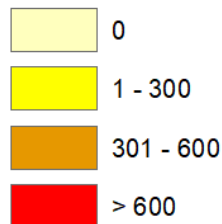


Vacant Developed Lots

VDL by Sub



VDL by Elem



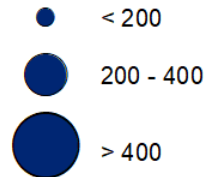
Top 10 Subdivisions - 3Q18 (Ranked by remaining VDL)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	THE TRIBUTE	PRESTWICK	313	309	548
2	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	98	285	513
3	WILDRIDGE (LEISD)	OAK POINT	119	261	185
4	NORTHLAKE ESTATES	OAK POINT	0	134	574
5	FRISCO LAKES (LEISD)	AGE RESTRICTED	207	104	218
6	SHAHAM LAKEVIEW ADDITION	OAK POINT	42	83	168
7	WOODRIDGE ESTATES	OAK POINT	82	57	0
8	SUNRISE BAY	OAK POINT	12	44	0
9	PRESTONWOOD POLO AND CC	OAK POINT	0	22	0
10	RIVENDALE BY THE LAKE	HACKBERRY	184	21	0
TOTALS			1,057	1,320	2,206

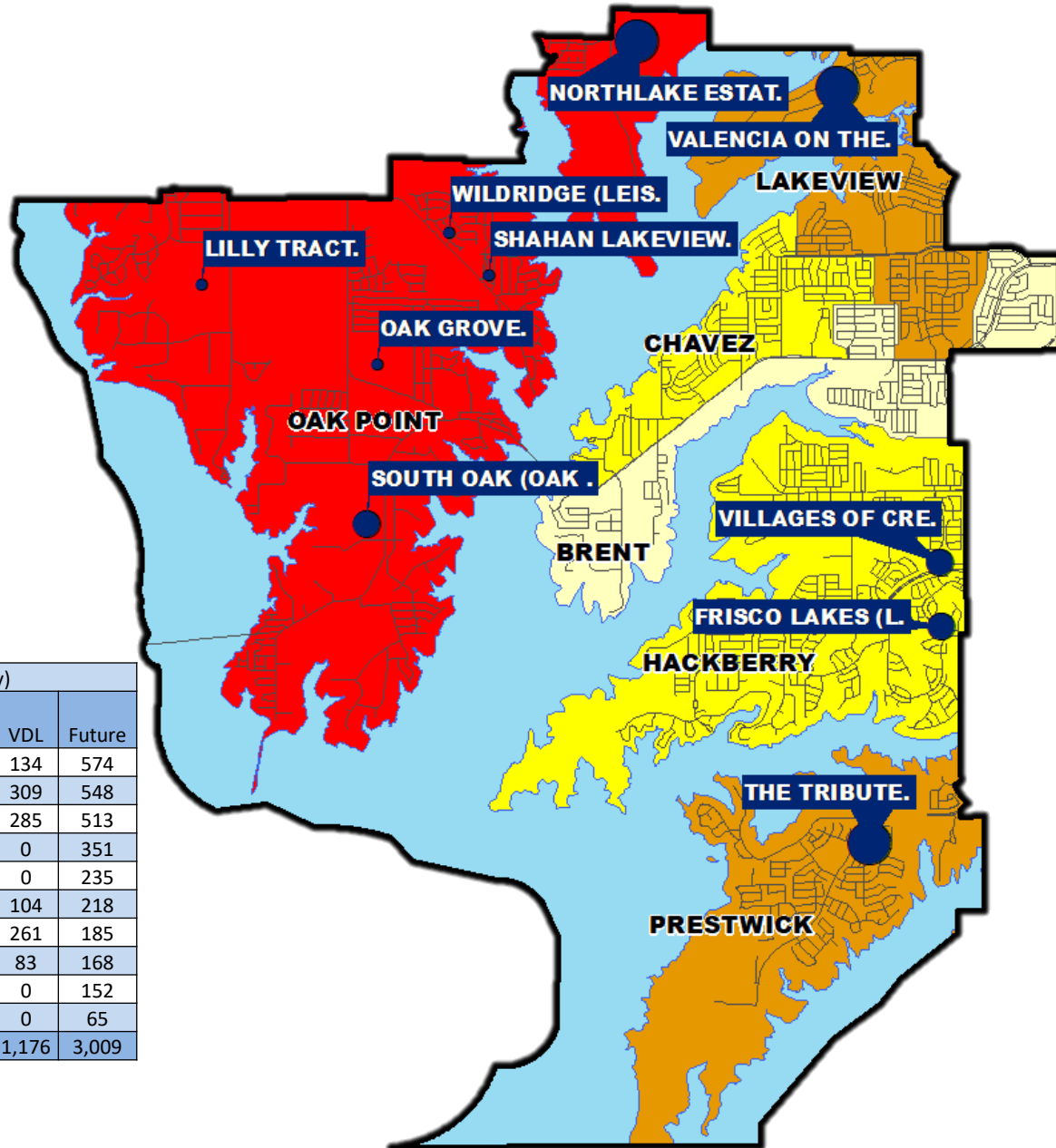
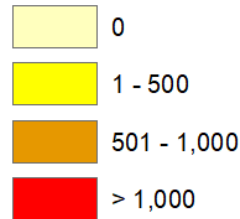


Future Lots

Futures by Sub



Future Lots



Top 10 Subdivisions - 3Q18 (Ranked by Future Inventory)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	NORTHLAKE ESTATES	OAK POINT	0	134	574
2	THE TRIBUTE	PRESTWICK	313	309	548
3	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	98	285	513
4	VILLAGES OF CREEKWOOD	HACKBERRY	0	0	351
5	SOUTH OAK	OAK POINT	0	0	235
6	FRISCO LAKES (LEISD)	AGE RESTRICTED	207	104	218
7	WILDRIDGE (LEISD)	OAK POINT	119	261	185
8	SHAHAN LAKEVIEW	OAK POINT	42	83	168
9	OAK GROVE	OAK POINT	0	0	152
10	LILLY TRACT	OAK POINT	0	0	65
TOTALS			779	1,176	3,009



New Home Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BRENT	0	0	0	0	0	0	9	0
CHAVEZ	0	0	0	0	0	0	0	6
HACKBERRY	197	25	339	71	46	50	22	351
LAKEVIEW	230	100	98	46	126	169	285	513
OAK POINT	489	171	474	107	202	277	692	1,380
PRESTWICK	240	92	313	59	94	155	309	548
Grand Total*	1,156	388	1,224	283	468	651	1,317	2,798

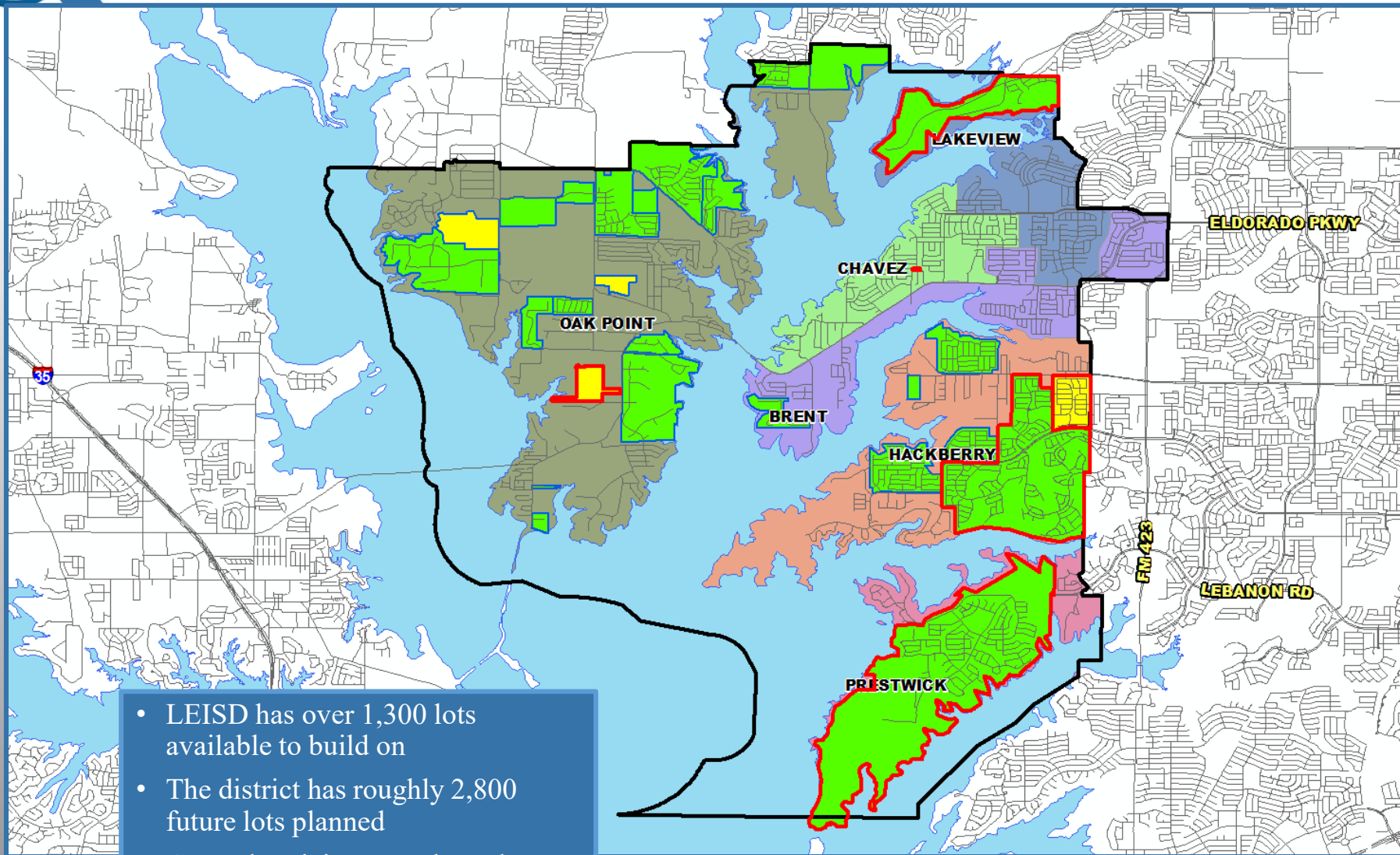
	Highest activity in the category
	Second highest activity in the category
	Third highest activity in the category

*Table **DOES NOT** include
Age Restricted community
Frisco Lakes





District Housing Overview



- LEISD has over 1,300 lots available to build on
- The district has roughly 2,800 future lots planned
- Groundwork is currently underway on appx. 590 lots

Active Subdivision

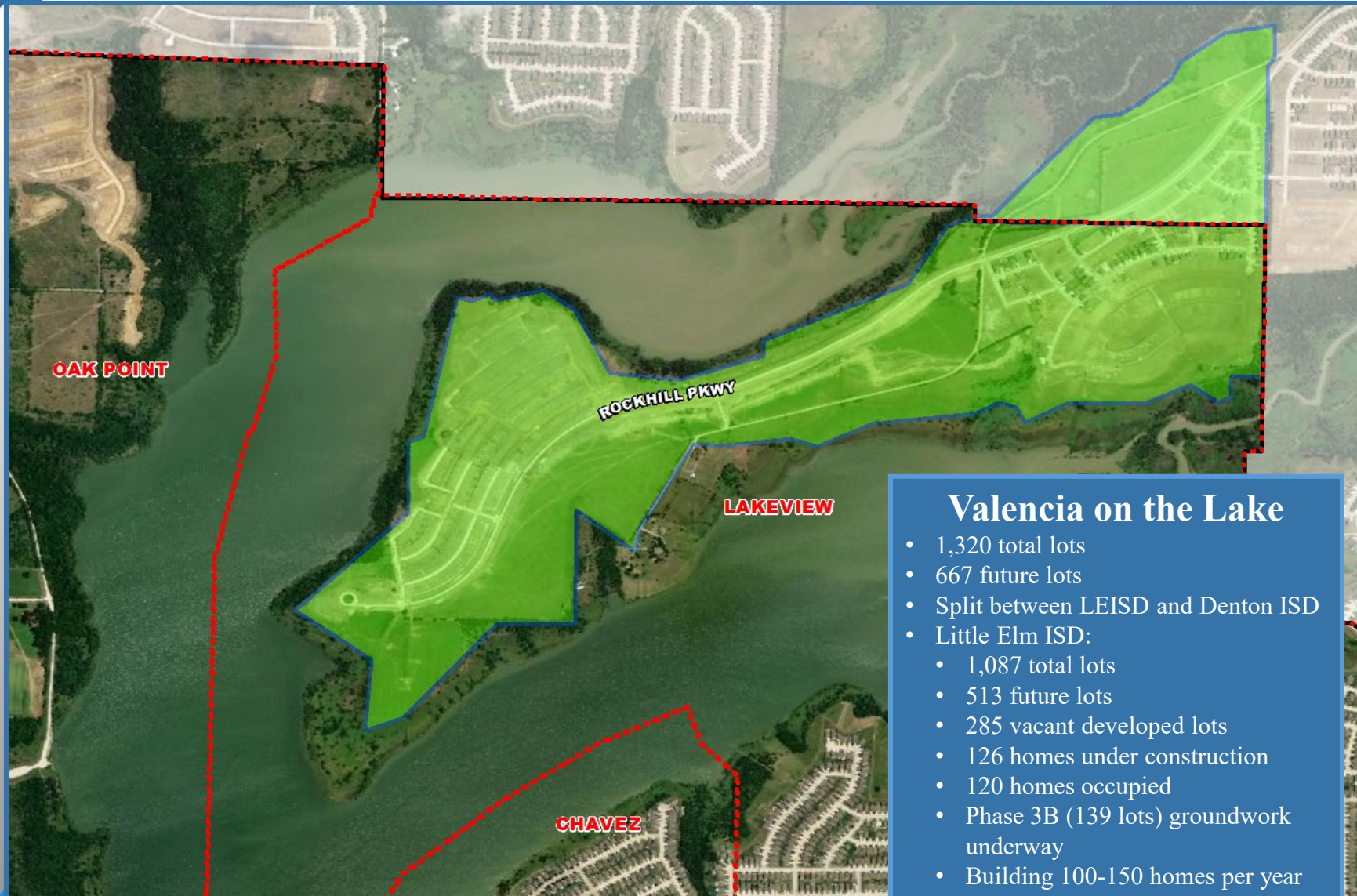
Future Subdivision

Groundwork Underway



Residential Activity

Valencia on the Lake



Valencia on the Lake

- 1,320 total lots
- 667 future lots
- Split between LEISD and Denton ISD
- Little Elm ISD:
 - 1,087 total lots
 - 513 future lots
 - 285 vacant developed lots
 - 126 homes under construction
 - 120 homes occupied
 - Phase 3B (139 lots) groundwork underway
 - Building 100-150 homes per year
 - Current student yield: 0.33



Residential Activity

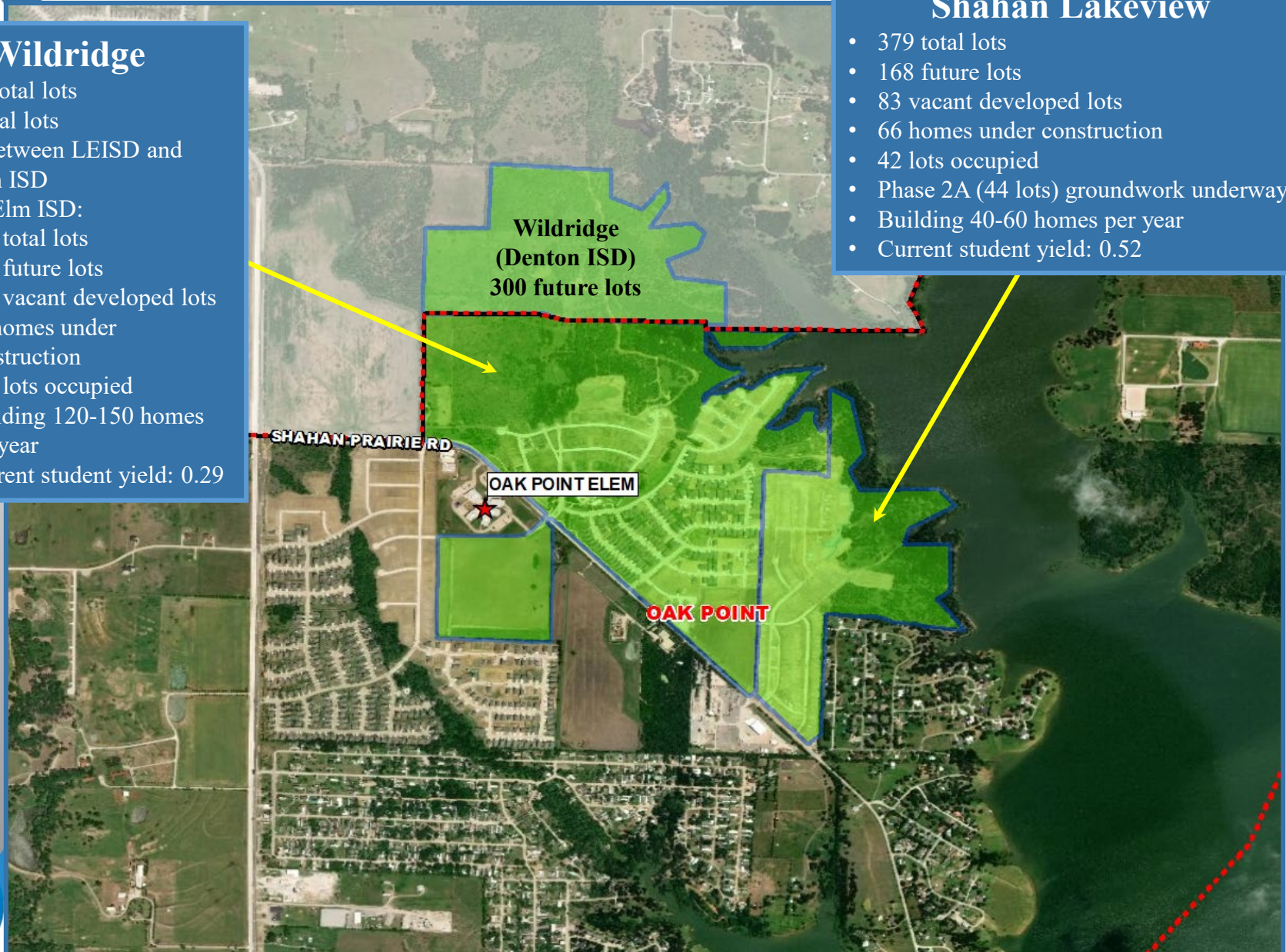
Wildridge and Shahan Lakeview

Wildridge

- 1,073 total lots
- 485 total lots
- Split between LEISD and Denton ISD
- Little Elm ISD:
 - 773 total lots
 - 185 future lots
 - 261 vacant developed lots
 - 42 homes under construction
 - 259 lots occupied
 - Building 120-150 homes per year
 - Current student yield: 0.29

Shahan Lakeview

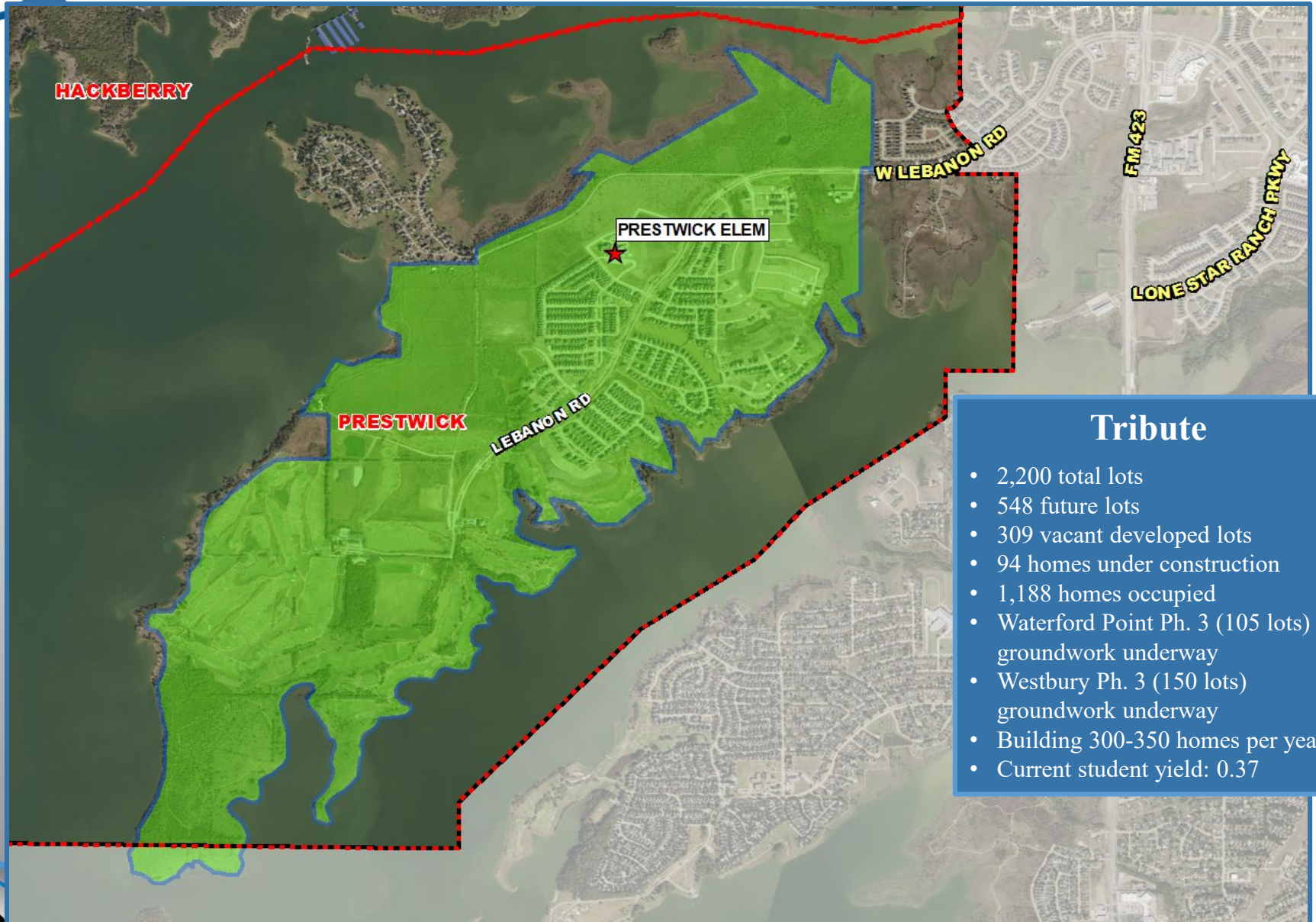
- 379 total lots
- 168 future lots
- 83 vacant developed lots
- 66 homes under construction
- 42 lots occupied
- Phase 2A (44 lots) groundwork underway
- Building 40-60 homes per year
- Current student yield: 0.52





Residential Activity

Tribute



Tribute

- 2,200 total lots
- 548 future lots
- 309 vacant developed lots
- 94 homes under construction
- 1,188 homes occupied
- Waterford Point Ph. 3 (105 lots) groundwork underway
- Westbury Ph. 3 (150 lots) groundwork underway
- Building 300-350 homes per year
- Current student yield: 0.37



District Multi-Family Overview



- LEISD currently has roughly 715 multi-family units in various stages of planning across the district

Existing Multi-family

Future Multi-family





Residential Yield Analysis

	2016-17	2017-18	2018-19	2 Year Change
Total Students	7,367	7,527	7,774	407
Out of District	129	159	210	81
Unmatched	33	27	1	-32
Total Students (Geocoded Inside District)	7,205	7,341	7,563	358
Multi-Family				
Students in MF	483	484	498	15
MF Units	683	683	925	242
% Students in MF	6.70%	6.59%	6.58%	-0.12%
MF Yield	0.707	0.708	0.538	-0.169
Single Family				
Students in SF	6,722	6,857	7,065	343
SF Parcels	14,324	15,060	16,284	1,960
% Students in SF	93.29%	93.40%	93.41%	0.12%
SF Yield	0.469	0.455	0.433	-0.036

- Roughly 93.4% of district students reside in single family homes, a less than 1% increase in the last two years
- Between 2016/17 and 2018/19, the district multi-family yield and single family yields decreased within the district



Multi-Family figures
include Manufactured
Home communities



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
2014/15	224	528	553	567	593	549	545	528	497	500	623	553	388	302	6,950		
2015/16	230	575	548	560	604	579	549	518	526	502	628	606	407	362	7,194	244	3.5%
2016/17	226	548	599	563	574	619	611	536	509	548	615	571	442	414	7,375	181	2.5%
2017/18	220	566	563	593	602	609	618	606	542	516	593	519	504	475	7,526	151	2.0%
2018/19	224	593	591	576	608	606	634	599	623	575	593	563	529	479	7,793	267	3.5%
2019/20	224	617	619	606	596	637	628	625	614	645	667	547	473	517	8,015	222	2.8%
2020/21	224	667	645	630	624	611	654	619	636	640	755	615	427	467	8,214	199	2.5%
2021/22	224	697	699	653	648	649	632	631	632	665	741	703	541	415	8,530	316	3.8%
2022/23	224	699	727	711	666	666	668	618	645	655	773	685	586	530	8,853	323	3.8%
2023/24	224	713	734	739	728	683	684	644	630	670	762	715	569	574	9,069	216	2.4%
2024/25	224	723	744	749	755	749	707	664	659	652	778	706	606	556	9,272	203	2.2%
2025/26	224	729	759	756	770	770	773	684	678	681	758	720	591	593	9,486	214	2.3%
2026/27	224	734	761	774	775	788	793	750	699	702	792	702	604	578	9,676	190	2.0%
2027/28	224	747	766	775	796	796	817	769	766	723	816	733	591	591	9,910	234	2.4%
2028/29	224	761	784	780	797	816	824	786	786	792	841	755	615	578	10,139	229	2.3%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Little Elm ISD may enroll more than 8,000 students by next fall
- 5 year growth = 1,276 students
- 2023/24 enrollment = 9,069 students
- 10 year growth = 2,346 students
- 2028/29 enrollment = 10,139 students





Ten Year Forecast

By Elementary Campus

	Maximum	Functional	History	PEIMS	Projections									
Campus	Capacity	Capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Brent Elementary	934	794	691	692	693	695	689	702	689	676	675	657	655	650
Chavez Elementary	934	794	713	693	675	679	687	697	713	725	738	742	748	755
Hackberry Elementary	912	775	627	667	706	723	764	796	810	827	833	833	826	827
Lakeview Elementary	912	775	587	573	571	584	597	618	662	702	735	773	808	841
Oak Point Elementary	912	775	722	764	817	896	973	1,046	1,113	1,193	1,261	1,306	1,343	1,360
Prestwick Elementary (EE-5th)	400	340	431	443	465	478	492	502	518	528	539	538	541	553
ELEMENTARY SCHOOL TOTAL	5,004	4,253	3,771	3,832	3,927	4,055	4,202	4,361	4,505	4,651	4,781	4,849	4,921	4,986
Elementary Absolute Growth			31	61	95	128	147	159	144	146	130	68	72	65
Elementary Percent Growth			0.83%	1.62%	2.48%	3.26%	3.63%	3.78%	3.30%	3.24%	2.80%	1.42%	1.48%	1.32%

*Yellow box = enrollment exceeds stated program capacity

- Oak Point Elementary may enroll more than 800 students by next fall
- Prestwick Elementary may enroll more than 500 students by 2022





Ten Year Forecast

By Middle School & High School Campus

	Maximum	Functional	History	PEIMS	Projections									
Campus	Capacity	Capacity	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Prestwick Junior High (6th-8th)	432	367	327	323	326	342	355	357	330	339	337	368	381	389
Lakeside Middle School	1,500	1,275	1,337	1,474	1,558	1,553	1,573	1,561	1,614	1,636	1,706	1,783	1,877	1,975
MIDDLE SCHOOL TOTAL			1,664	1,797	1,884	1,895	1,928	1,918	1,944	1,975	2,043	2,151	2,258	2,364
Middle School Absolute Growth			72	133	87	11	33	-10	26	31	68	108	107	106
Middle School Percent Growth			4.52%	7.99%	4.84%	0.58%	1.74%	-0.52%	1.36%	1.59%	3.44%	5.29%	4.97%	4.69%
Little Elm High School	2,500	2,125	2,090	2,162	2,202	2,262	2,398	2,572	2,618	2,644	2,660	2,674	2,729	2,787
Denton County JJ AEP			1	2	2	2	2	2	2	2	2	2	2	2
HIGH SCHOOL TOTAL			2,091	2,164	2,204	2,264	2,400	2,574	2,620	2,646	2,662	2,676	2,731	2,789
High School Absolute Growth			48	73	40	60	136	174	46	26	16	14	55	58
High School Percent Growth			2.35%	3.49%	1.85%	2.72%	6.01%	7.25%	1.79%	0.99%	0.60%	0.53%	2.06%	2.12%
DISTRICT TOTAL			7,526	7,793	8,015	8,214	8,530	8,853	9,069	9,272	9,486	9,676	9,910	10,139
District Absolute Growth			151	267	222	199	316	323	216	203	214	190	234	229
District Percent Growth			2.05%	3.55%	2.85%	2.48%	3.85%	3.79%	2.44%	2.24%	2.31%	2.00%	2.42%	2.31%

*Yellow box = enrollment exceeds stated program capacity

- Lakeside Middle School and Powell 6th Grade Center could enroll more than 1,500 students combines next fall
- Little Elm High School may enroll more than 2,200 students by next fall





Summary

- Little Elm's unemployment rate is currently below 3.5%.
- Little Elm ISD is on pace to start and close more than 1,000 homes in 2018.
- The Oak Point Elementary Zone accounts for 38% of all annual closings within the district, and nearly 50% of all planned future lots within the district
- The district is projected to close between 600 and 1,200 homes annually for the next five years.
- 2023/24 enrollment projection: 9,069 students.
- 2028/29 enrollment projection: 10,139 students.

