

Little Elm Independent School District



Quarterly Report 2Q18

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (June 2018)

3.1%

113,710 new jobs
National rate 1.5%



Job Growth

Unemployment
Rate



U.S. 4.2%
Texas 4.2%
DFW MSA 3.8%
Little Elm 4.0%

-0.1%

33,516

3,298 more starts
than 1Q17

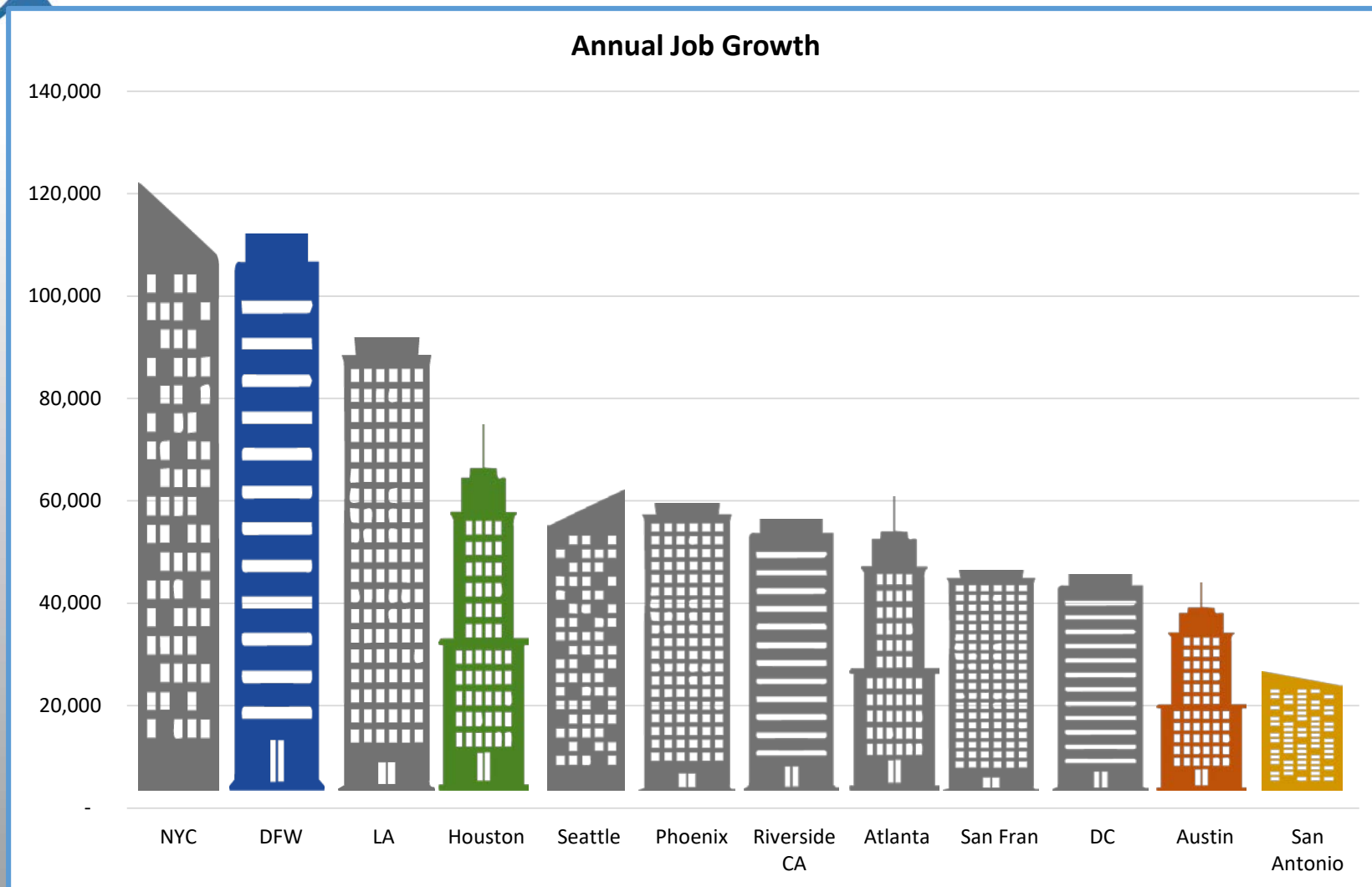


Annual
Home Starts





Economic Conditions – Job Growth



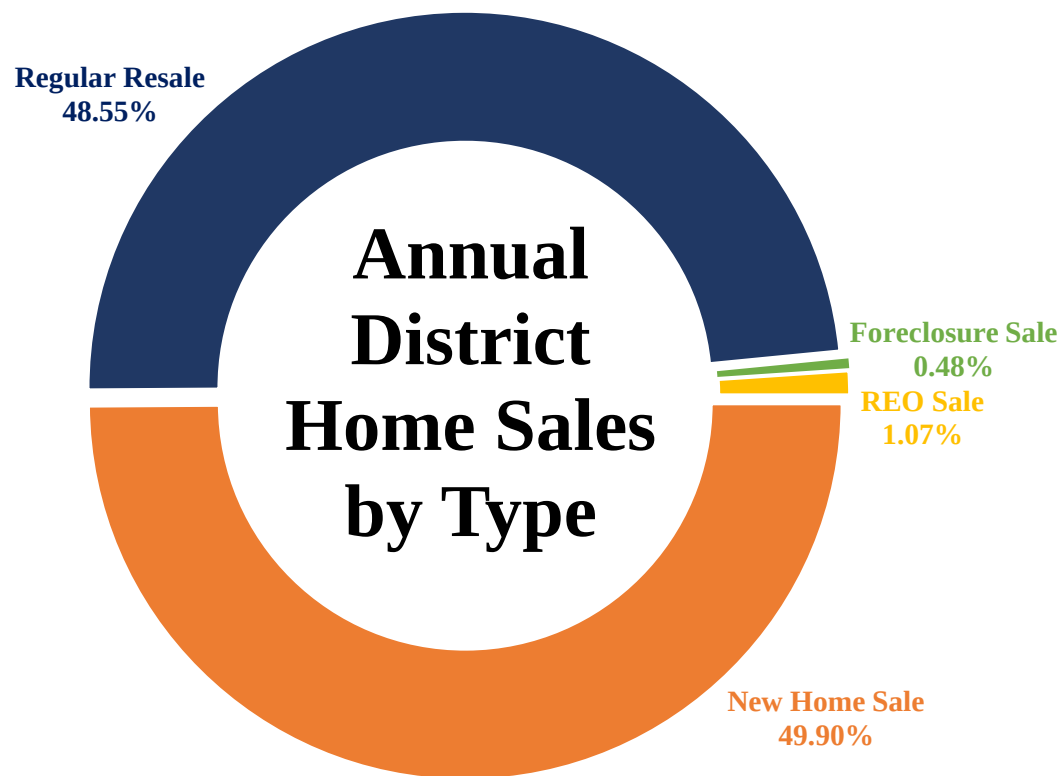
- Texas has 4 of the top 25 job growth cities in the U.S.
- DFW grew almost 115,000 jobs in the last 12 months and is second only to New York City in number of jobs





Little Elm ISD Home Sales

July 2017 – June 2018 Home Sales by Type



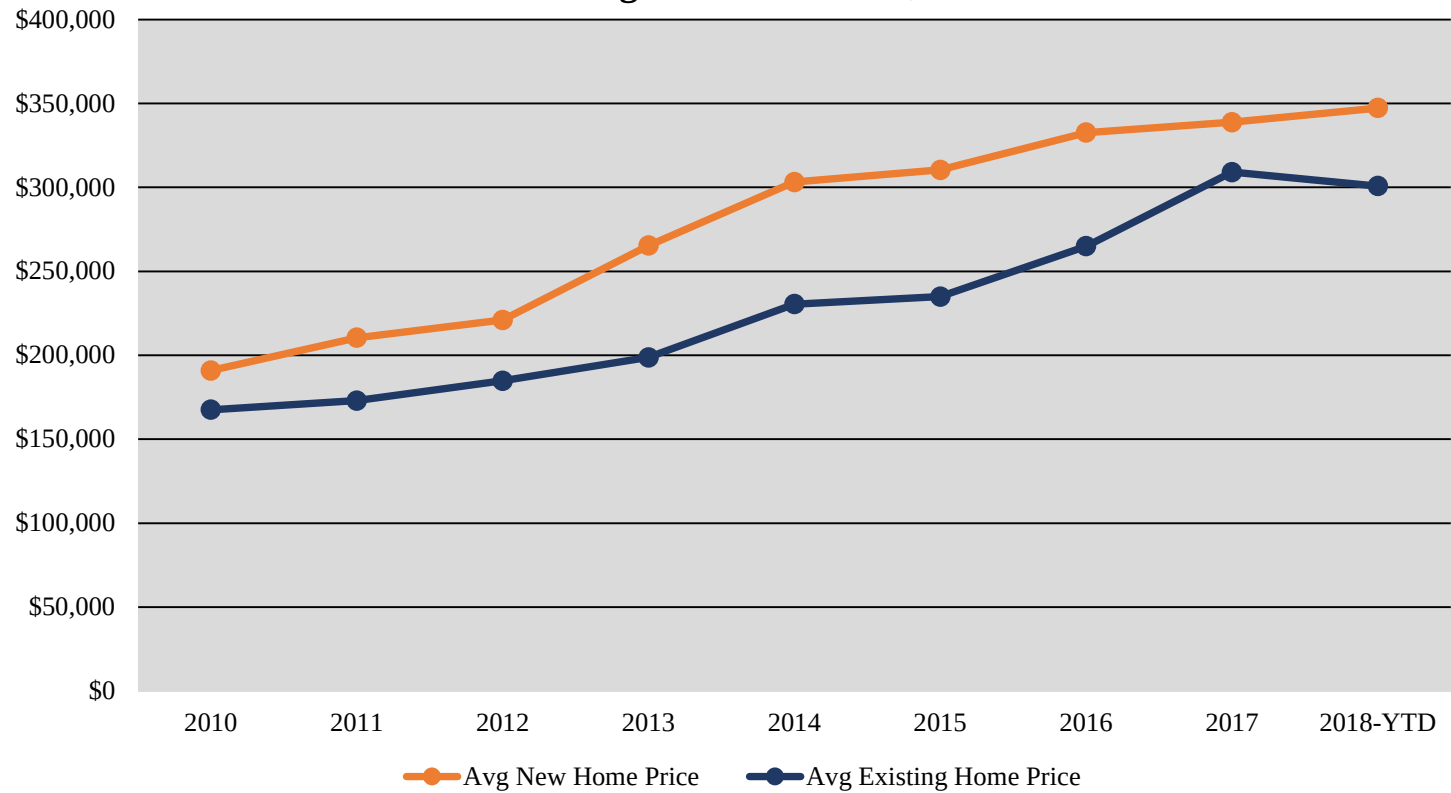
- LEISD has had 2,064 home sales in the last 12 months, and nearly 50% have been of new homes
- The average sale price for a new home in LEISD in the last 12 months was \$345,831
- The average sale price for an existing home in LEISD in the last 12 months was \$306,675





LEISD Historical Home Sale Price Analysis

New vs. Existing Home Sale Price, 2010-2018



	Avg New Home Price	Avg Existing Home Price
2010	\$190,852	\$167,551
2011	\$210,427	\$173,006
2012	\$221,009	\$184,811
2013	\$265,277	\$198,685
2014	\$303,107	\$230,464
2015	\$310,435	\$234,949
2016	\$332,549	\$264,961
2017	\$338,806	\$309,087
2018-YTD	\$347,279	\$300,736

- Since 2010, the average new home price in Little Elm ISD has risen nearly 82%, a price difference of \$156,427
- The average existing home price within LEISD has risen 79% in the last eight years, a difference of \$133,185





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q18

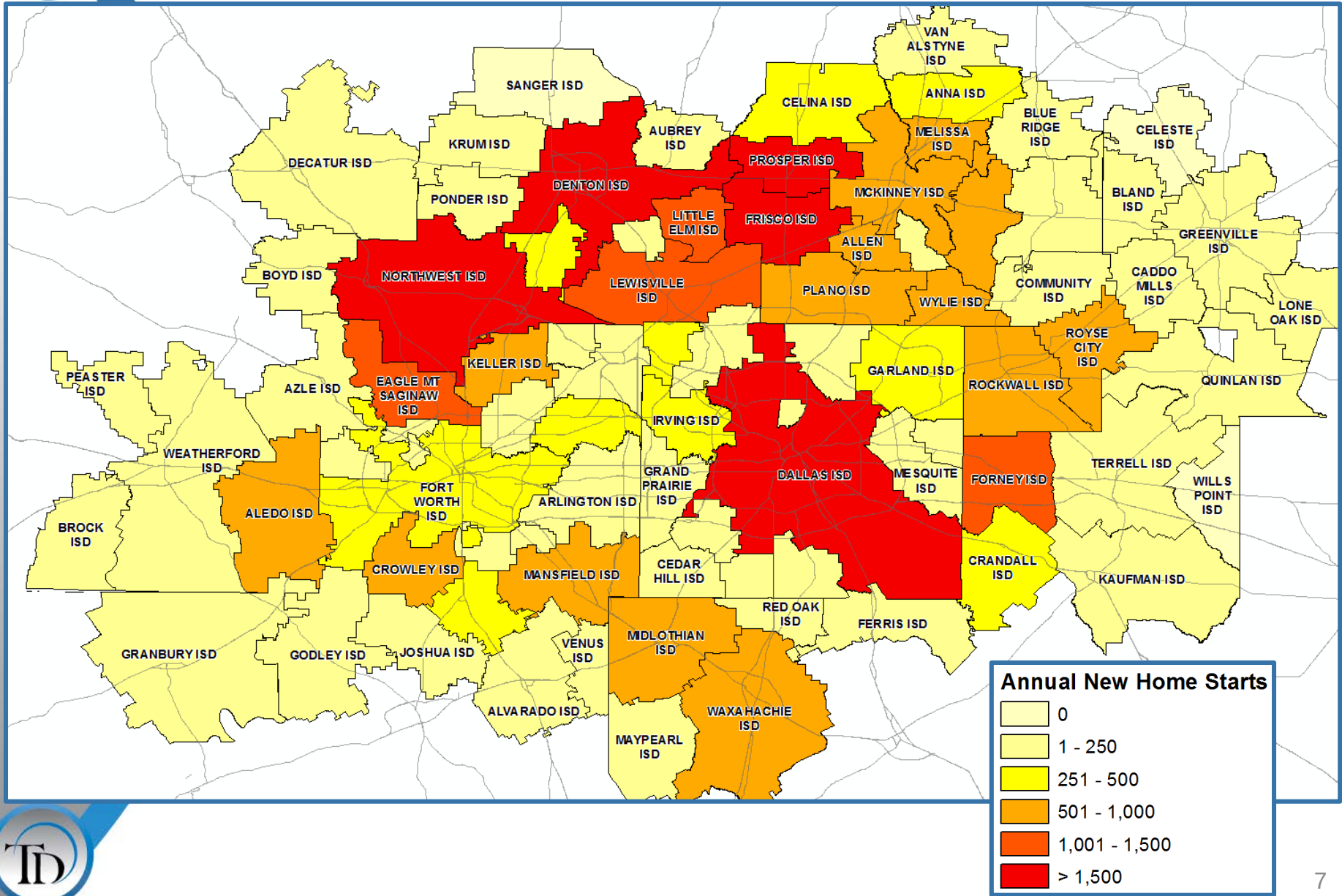
Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,939	2,663	5,419	23,144
2	Frisco ISD	2,475	2,526	4,984	4,480
3	Denton ISD	2,462	2,162	3,104	19,240
4	Northwest ISD	1,870	1,858	1,732	24,776
5	Dallas ISD	1,885	1,700	2,103	7,040
6	Little Elm ISD**	1,427	1,472	1,794	3,036*
7	Eagle Mt.-Saginaw ISD	1,438	1,172	1,392	21,135
8	Forney ISD	1,389	1,154	1,373	14,003
9	Lewisville ISD	1,181	1,041	2,160	3,899
10	Rockwall ISD	932	883	2,153	8,856
11	McKinney ISD	795	813	1,941	8,801
12	Wylie ISD	909	811	972	3,978
13	Crowley ISD	979	711	972	12,044
14	Midlothian ISD	756	685	1,212	19,610
15	Mansfield ISD	725	673	1,390	6,466
16	Allen ISD	687	631	1,235	1,150
17	Keller ISD	586	620	635	1,682
18	Princeton ISD	727	605	824	5,279
19	Fort Worth ISD	474	582	1,131	4,837
20	Waxahachie ISD	659	576	911	9,975

*Adjusted based on additional research by Templeton Demographics staff

** This table includes the age restricted community of Frisco Lakes



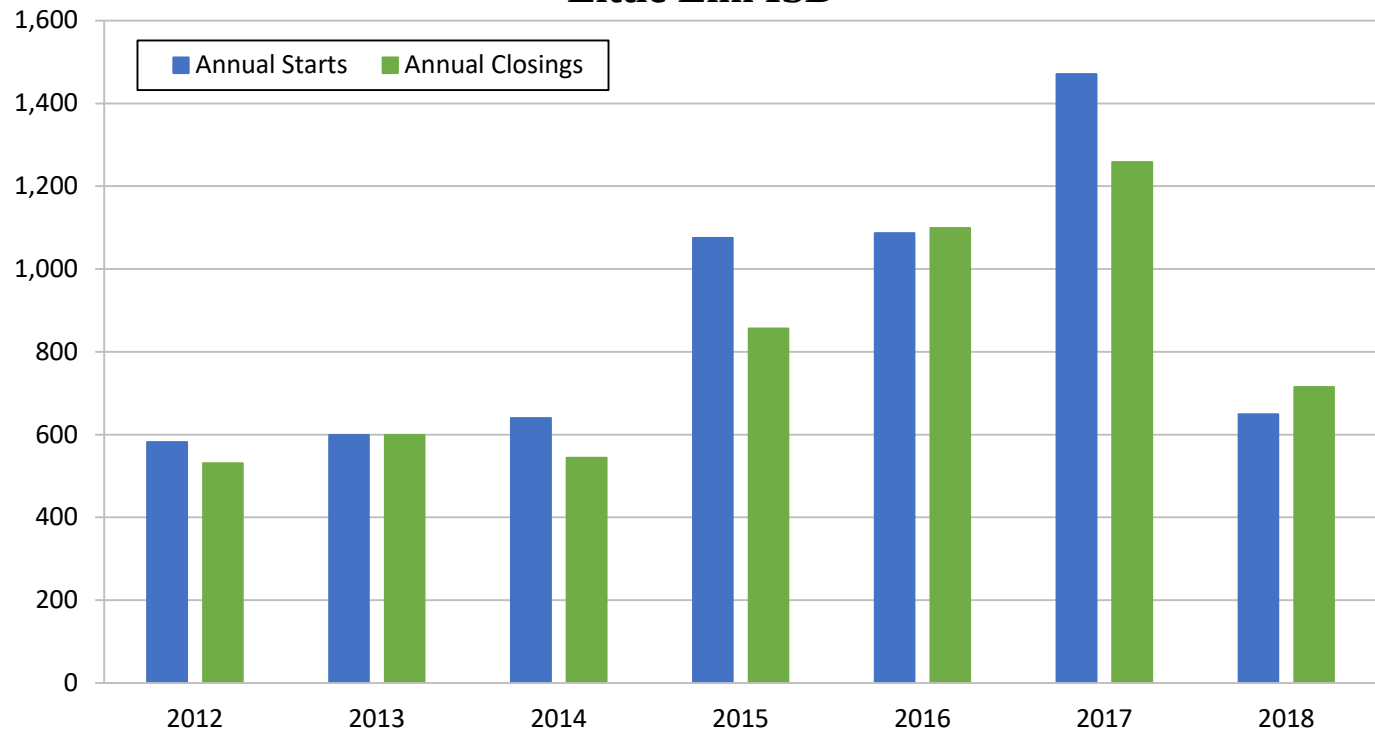
DFW New Home Starts Distribution





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	
4Q	175	109	138	258	301	310	
Total	582	599	640	1,075	1,087	1,471	649

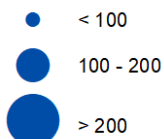
Closings	2012	2013	2014	2015	2016	2017	2018
1Q	99	143	114	155	256	194	349
2Q	125	180	146	182	262	282	366
3Q	132	155	124	211	378	323	
4Q	175	121	160	308	203	459	
Total	531	599	544	856	1,099	1,258	715

- Little Elm ISD started over 300 homes for the 3rd consecutive quarter, and the district is on pace to start over 1,200 homes in 2018
- The district closed 366 homes in the second quarter, the second highest quarterly closings total in over 7 years
- District closings are well ahead of their 2017 pace, and the district is expected to see a record number of home closings in 2018

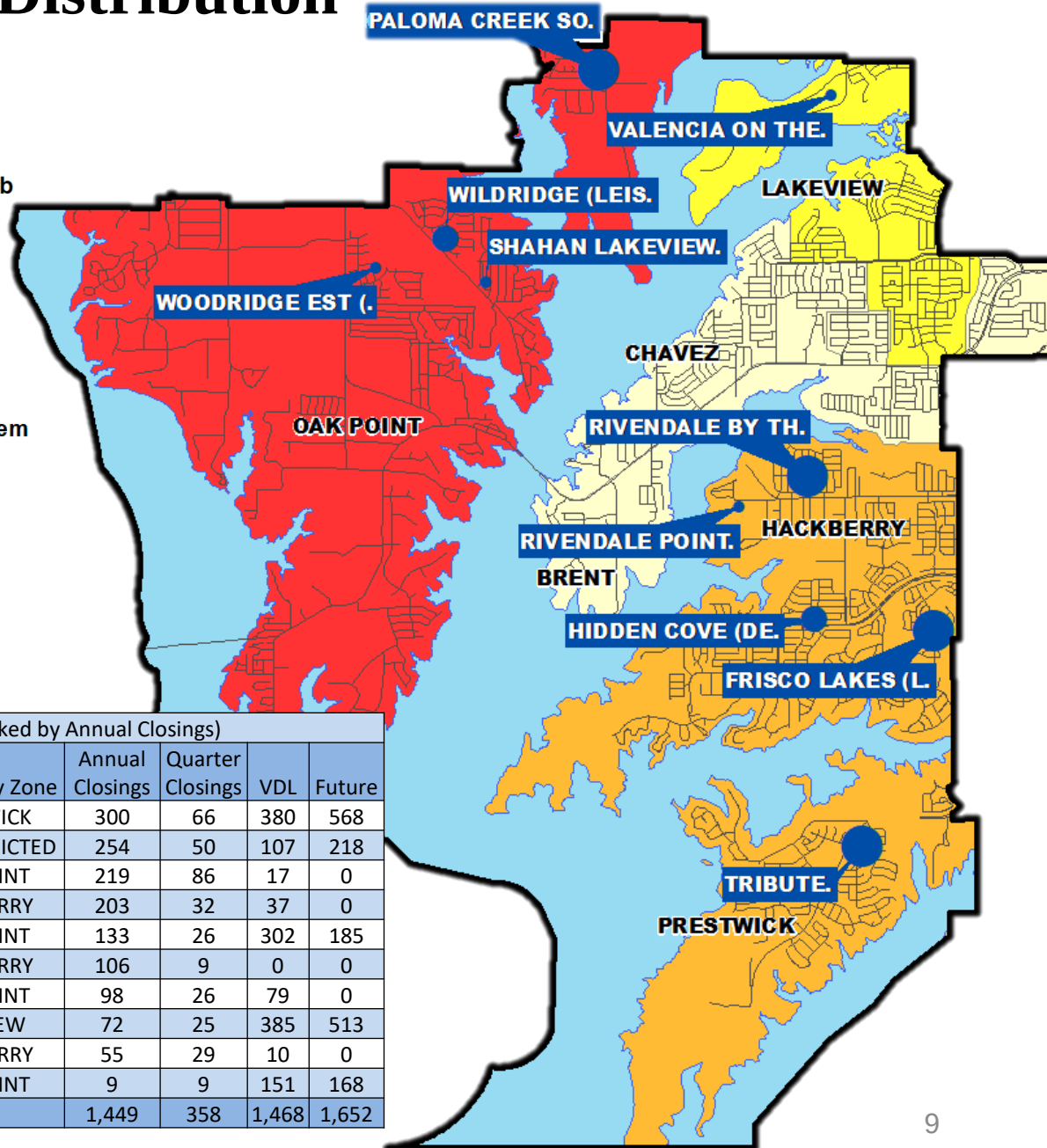
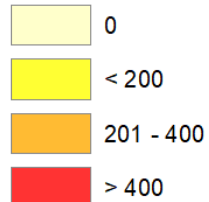


Annual Closing Distribution

Annual Closings by Sub



Annual Closings by Elem



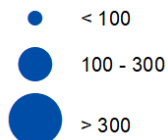
Top 10 Subdivisions - 2Q18 (Ranked by Annual Closings)

Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	TRIBUTE	PRESTWICK	300	66	380	568
2	FRISCO LAKES (LEISD)	AGE RESTRICTED	254	50	107	218
3	PALOMA CREEK SOUTH (LEISD)	OAK POINT	219	86	17	0
4	RIVENDALE BY THE LAKE	HACKBERRY	203	32	37	0
5	WILDRIDGE (LEISD)	OAK POINT	133	26	302	185
6	HIDDEN COVE	HACKBERRY	106	9	0	0
7	WOODRIDGE ESTATES	OAK POINT	98	26	79	0
8	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	72	25	385	513
9	RIVENDALE POINTE	HACKBERRY	55	29	10	0
10	SHAHAN LAKEVIEW ADDITION	OAK POINT	9	9	151	168
TOTALS			1,449	358	1,468	1,652

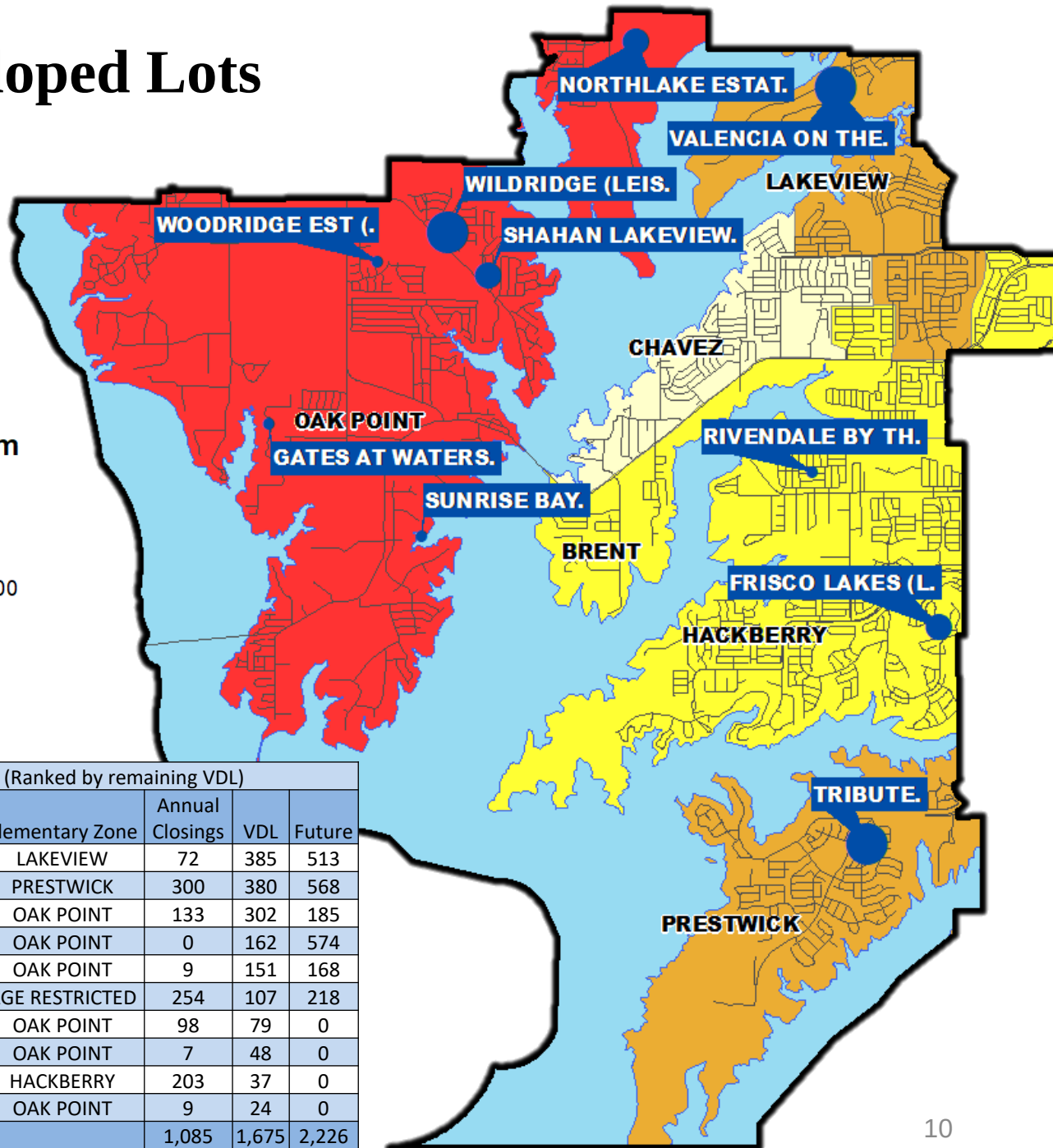
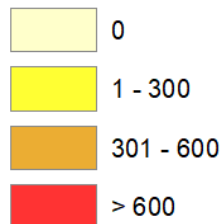


Vacant Developed Lots

VDL by Sub



VDL by Elem



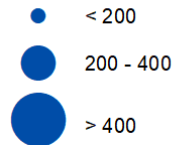
Top 10 Subdivisions - 2Q18 (Ranked by remaining VDL)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	72	385	513
2	TRIBUTE	PRESTWICK	300	380	568
3	WILDRIDGE (LEISD)	OAK POINT	133	302	185
4	NORTHLAKE ESTATES	OAK POINT	0	162	574
5	SHAHAN LAKEVIEW ADDITION	OAK POINT	9	151	168
6	FRISCO LAKES (LEISD)	AGE RESTRICTED	254	107	218
7	WOODRIDGE ESTATES	OAK POINT	98	79	0
8	SUNRISE BAY	OAK POINT	7	48	0
9	RIVENDALE BY THE LAKE	HACKBERRY	203	37	0
10	GATES AT WATERS EDGE	OAK POINT	9	24	0
TOTALS			1,085	1,675	2,226

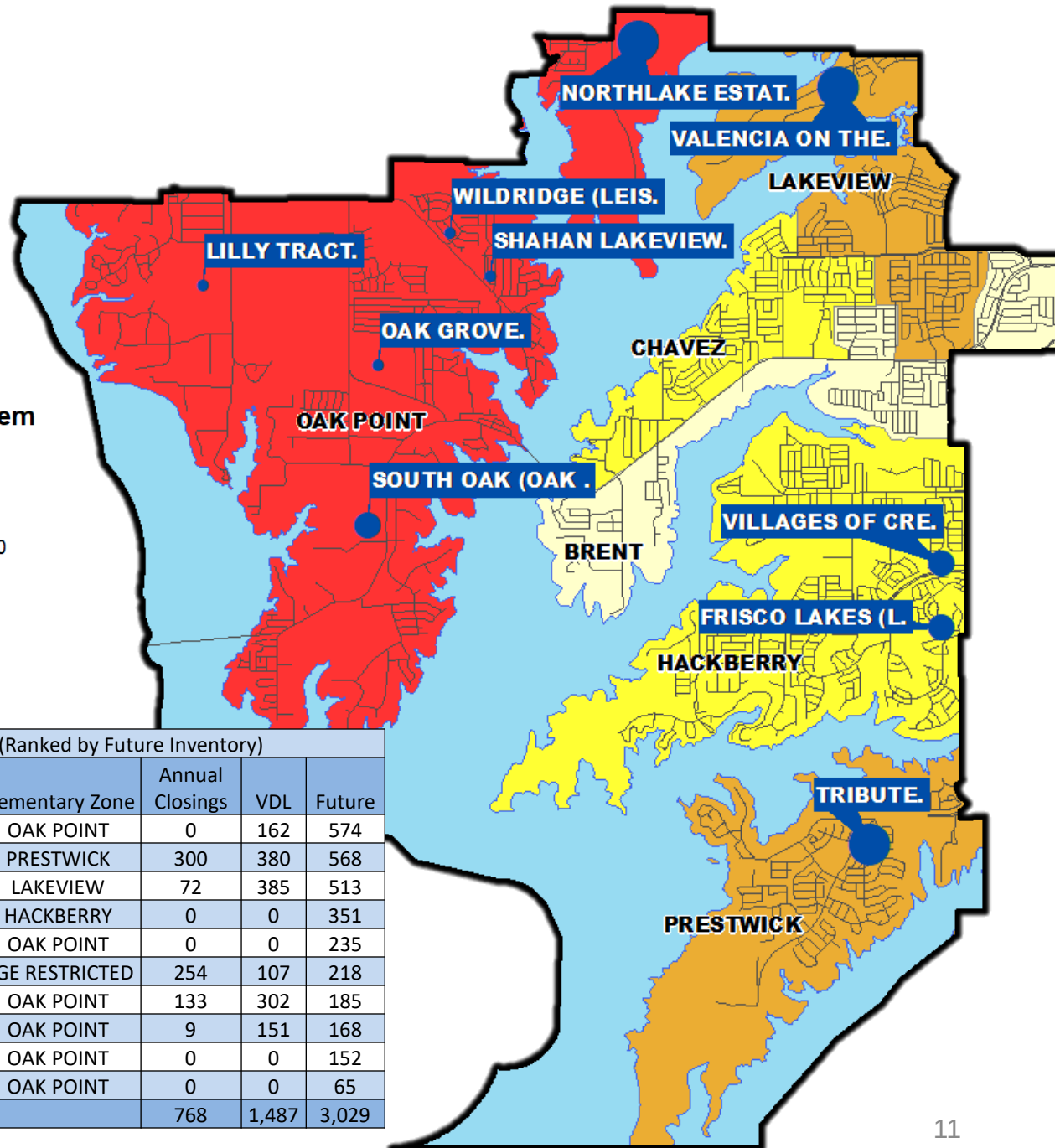
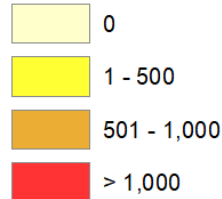


Future Lots

Futures by Sub



Futures by Elem



Top 10 Subdivisions - 2Q18 (Ranked by Future Inventory)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	NORTHLAKE ESTATES	OAK POINT	0	162	574
2	TRIBUTE	PRESTWICK	300	380	568
3	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	72	385	513
4	VILLAGES OF CREEKWOOD	HACKBERRY	0	0	351
5	SOUTH OAK	OAK POINT	0	0	235
6	FRISCO LAKES (LEISD)	AGE RESTRICTED	254	107	218
7	WILDRIDGE (LEISD)	OAK POINT	133	302	185
8	SHAHAN LAKEVIEW ADDITION	OAK POINT	9	151	168
9	OAK GROVE	OAK POINT	0	0	152
10	LILLY TRACT	OAK POINT	0	0	65
	TOTALS		768	1,487	3,029



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	294	35	364	70	83	96	47	351
LAKEVIEW	146	66	72	25	88	114	385	513
OAK POINT	442	109	482	147	146	213	866	1,380
PRESTWICK	267	42	300	66	60	122	380	568
Grand Total*	1,149	252	1,218	308	377	545	1,687	2,818

*Table **DOES NOT** include the age restricted community of Frisco Lakes



Highest activity in the category



Second highest activity in the category

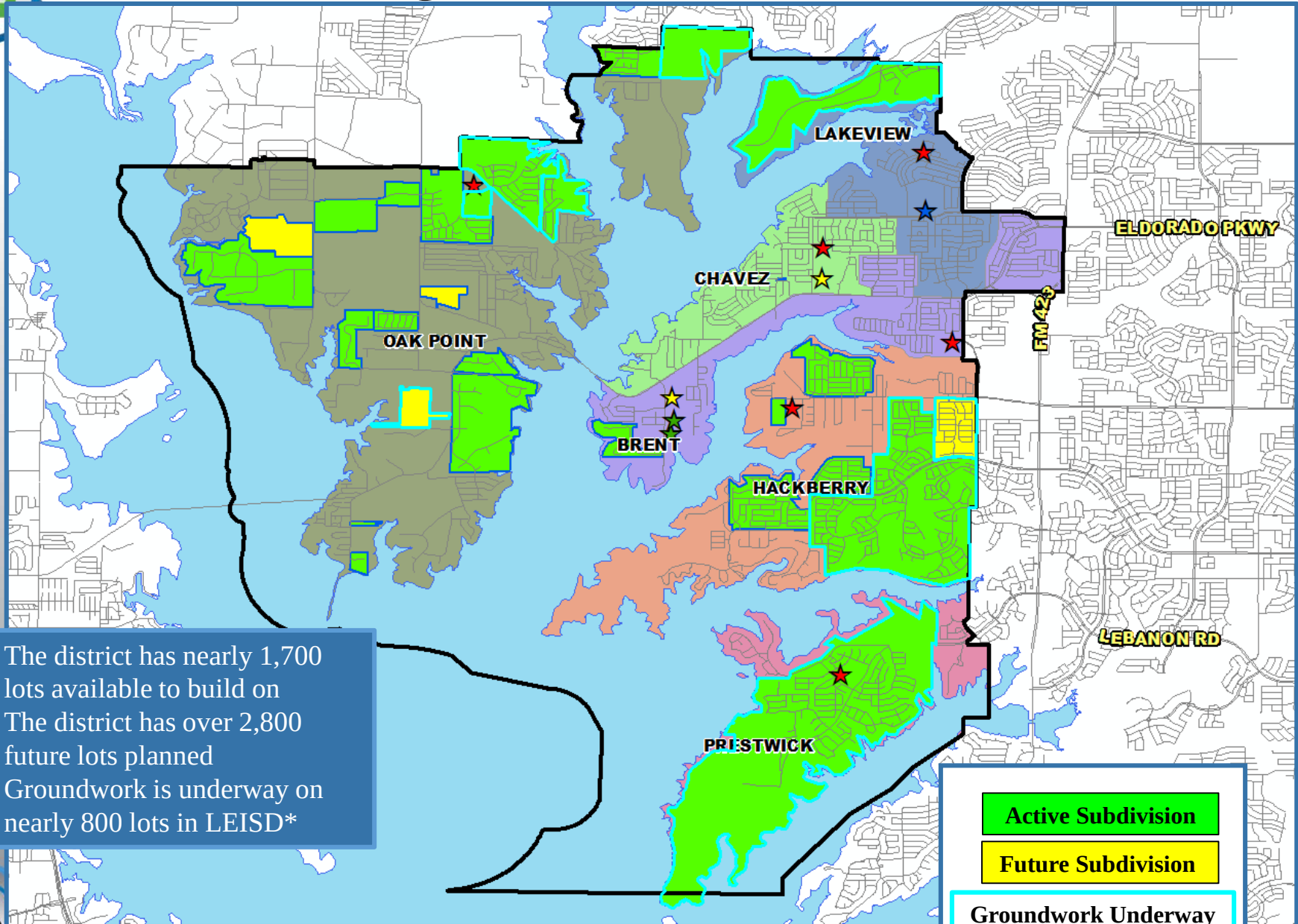


Third highest activity in the category





District Housing Overview



- The district has nearly 1,700 lots available to build on
- The district has over 2,800 future lots planned
- Groundwork is underway on nearly 800 lots in LEISD*

*totals **DO NOT** include Age restricted community Frisco Lakes

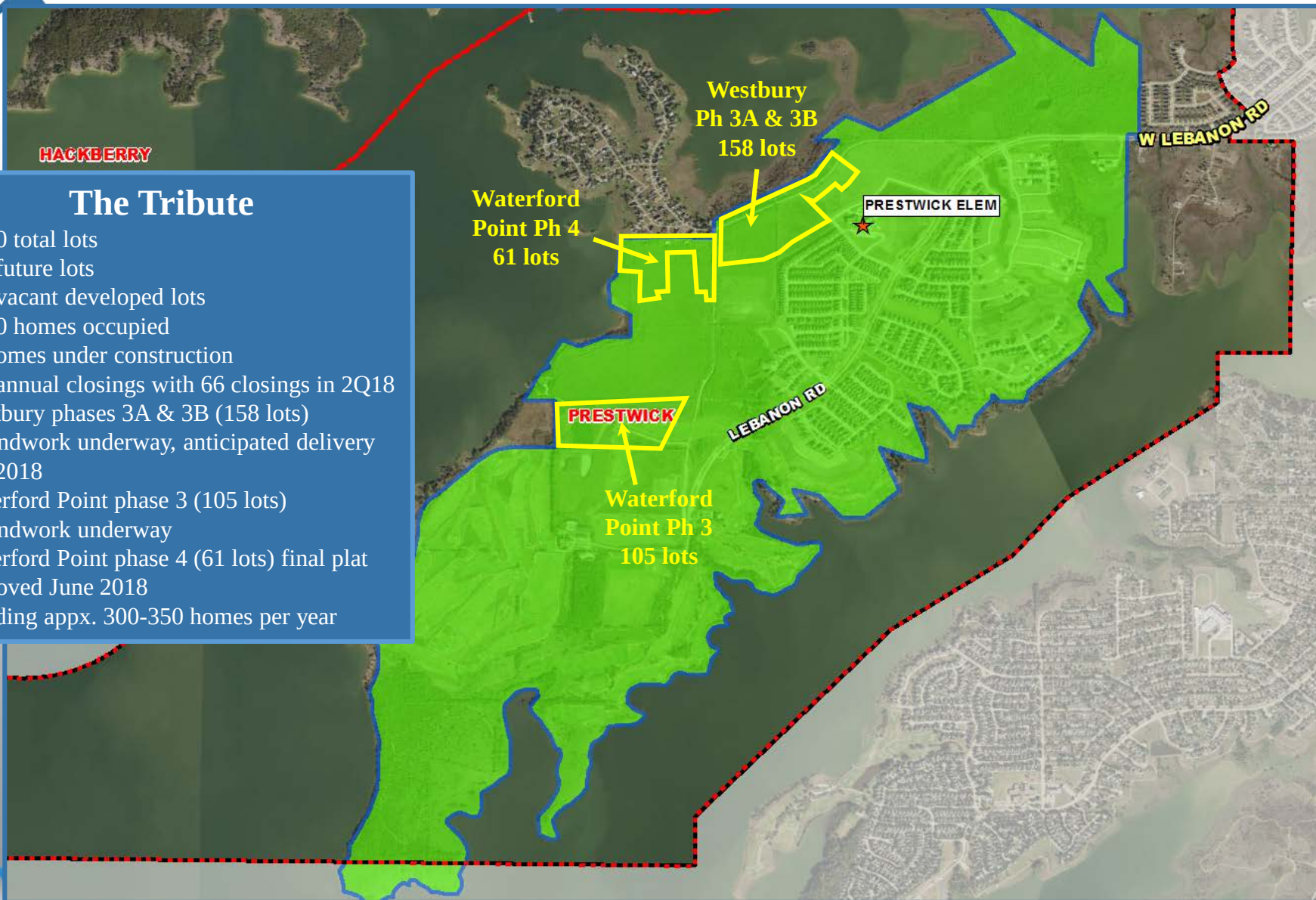


Residential Activity

The Tribute

The Tribute

- 2,200 total lots
- 568 future lots
- 380 vacant developed lots
- 1,130 homes occupied
- 60 homes under construction
- 300 annual closings with 66 closings in 2Q18
- Westbury phases 3A & 3B (158 lots) groundwork underway, anticipated delivery late 2018
- Waterford Point phase 3 (105 lots) groundwork underway
- Waterford Point phase 4 (61 lots) final plat approved June 2018
- Building appx. 300-350 homes per year



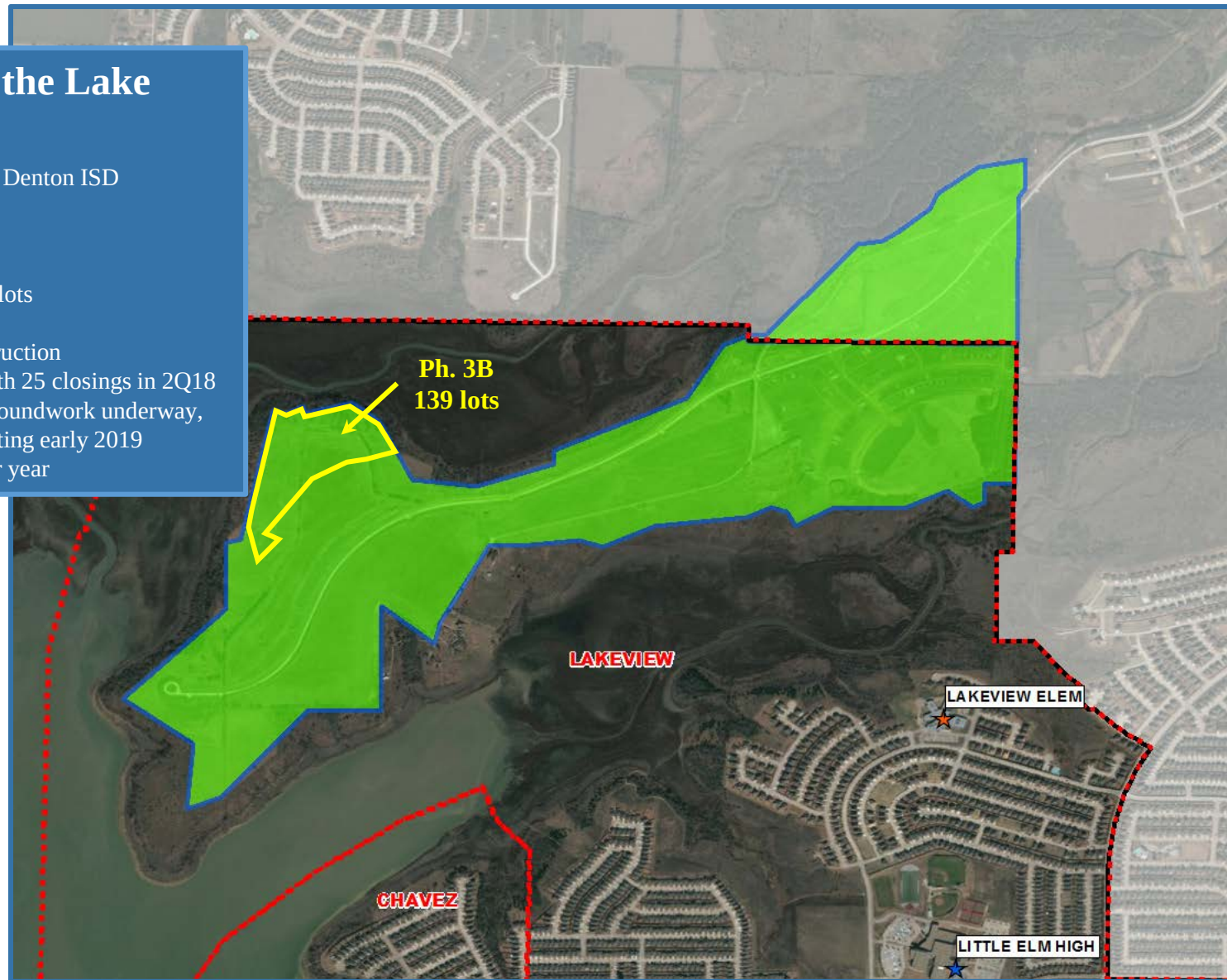


Residential Activity

Valencia on the Lake

Valencia on the Lake

- 1,552 total lots
- 667 future lots
- Split between LEISD and Denton ISD
- LEISD
 - 1,086 total lots
 - 513 future lots
 - 385 vacant developed lots
 - 74 homes occupied
 - 88 homes under construction
 - 72 annual closings, with 25 closings in 2Q18
 - Phase 3B (139 lots) groundwork underway, homes anticipated starting early 2019
- Building 60-80 homes per year





Residential Activity

Shahan Lakeview

Shahan Lakeview

- 379 total lots
- 168 future lots
- 151 vacant developed lots
- 9 homes occupied
- 27 homes under construction
- Phase 2 (168 lots) final plat approved April 2017
- Building 75-100 homes per year



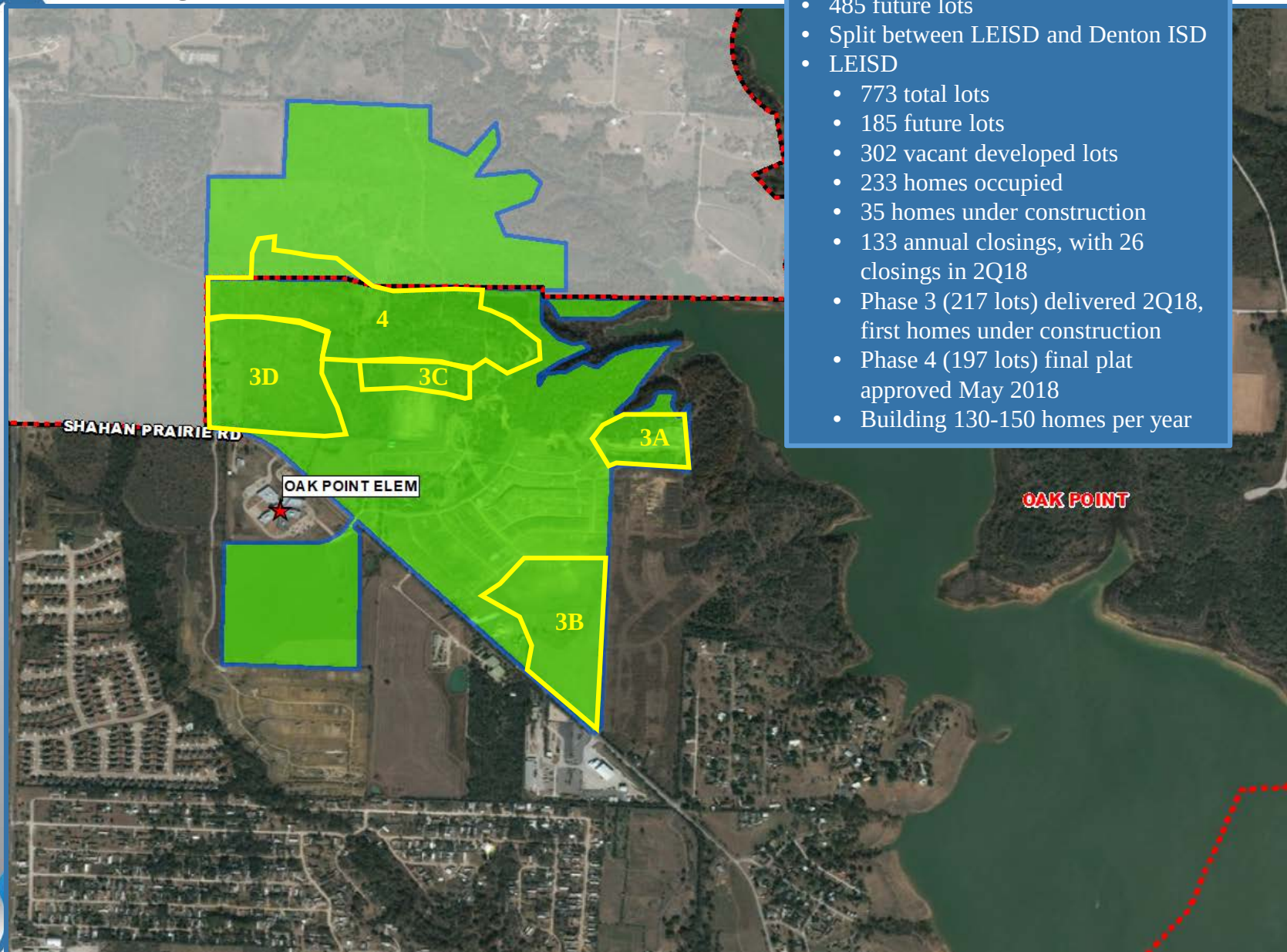


Residential Activity

Wildridge

Wildridge

- 1,073 total lots
- 485 future lots
- Split between LEISD and Denton ISD
- LEISD
 - 773 total lots
 - 185 future lots
 - 302 vacant developed lots
 - 233 homes occupied
 - 35 homes under construction
 - 133 annual closings, with 26 closings in 2Q18
 - Phase 3 (217 lots) delivered 2Q18, first homes under construction
 - Phase 4 (197 lots) final plat approved May 2018
 - Building 130-150 homes per year



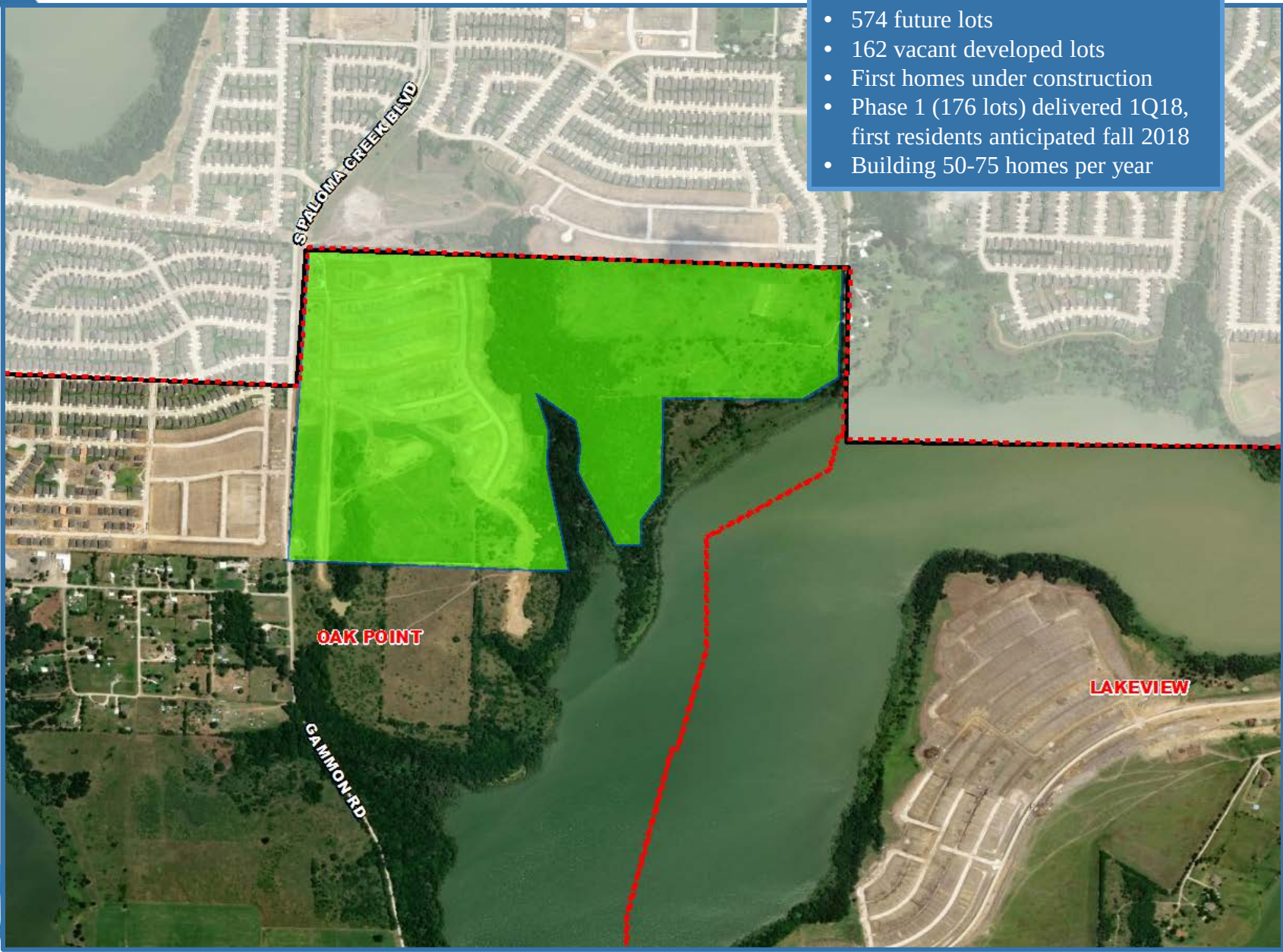


Residential Activity

Northlake Estates

Northlake Estates

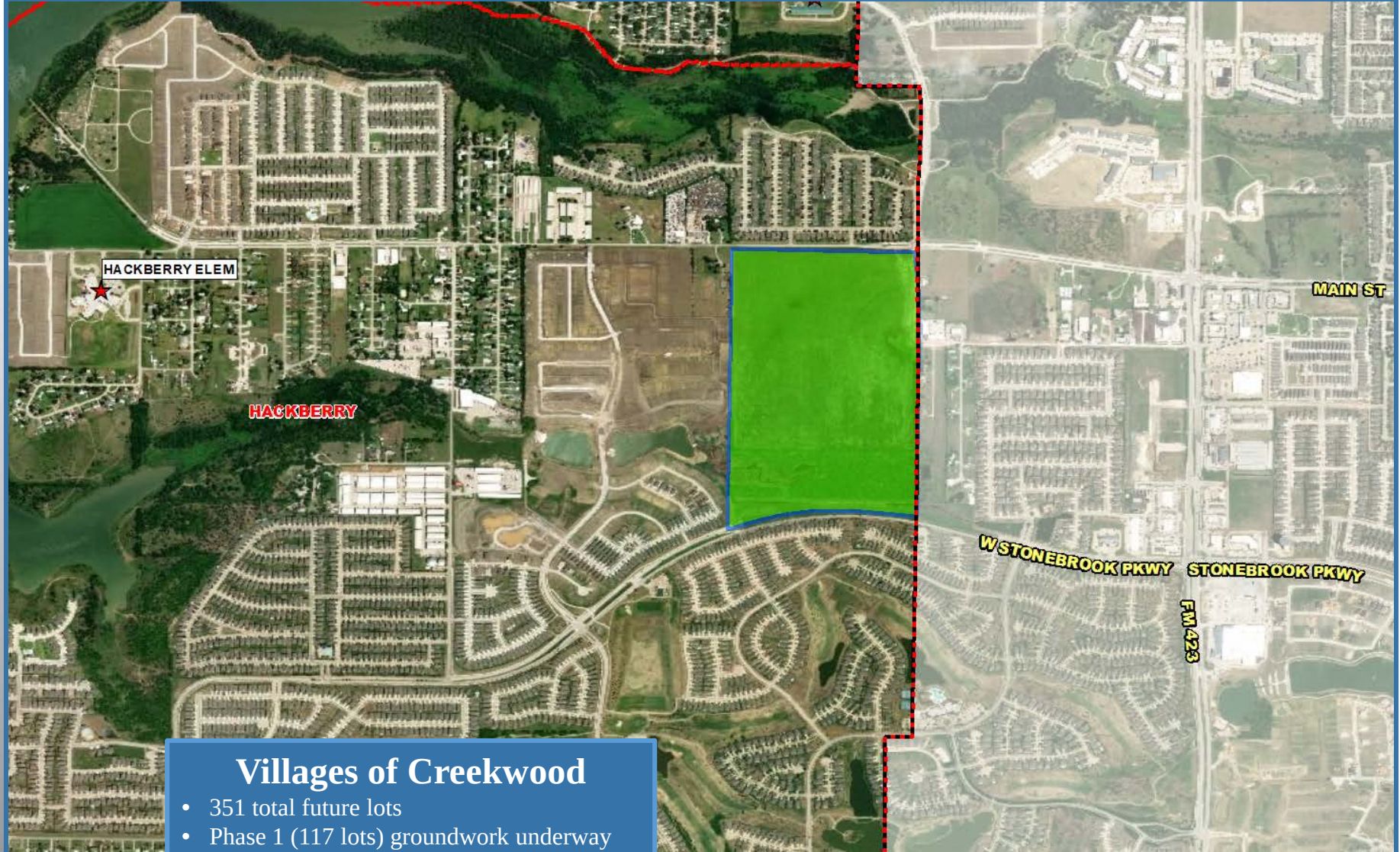
- 750 total lots
- 574 future lots
- 162 vacant developed lots
- First homes under construction
- Phase 1 (176 lots) delivered 1Q18, first residents anticipated fall 2018
- Building 50-75 homes per year





Future Residential Activity

Villages of Creekwood



Villages of Creekwood

- 351 total future lots
- Phase 1 (117 lots) groundwork underway
- Home construction anticipated spring 2019
- Building 75-100 homes per year





Future Residential Activity

South Oak



South Oak

- 235 total future lots
- Initial clearing of land underway
- Groundwork anticipated to be complete by end 2019
- Home construction starting early 2020
- Homes will be marketed to active lifestyle customers, but will not be age restricted



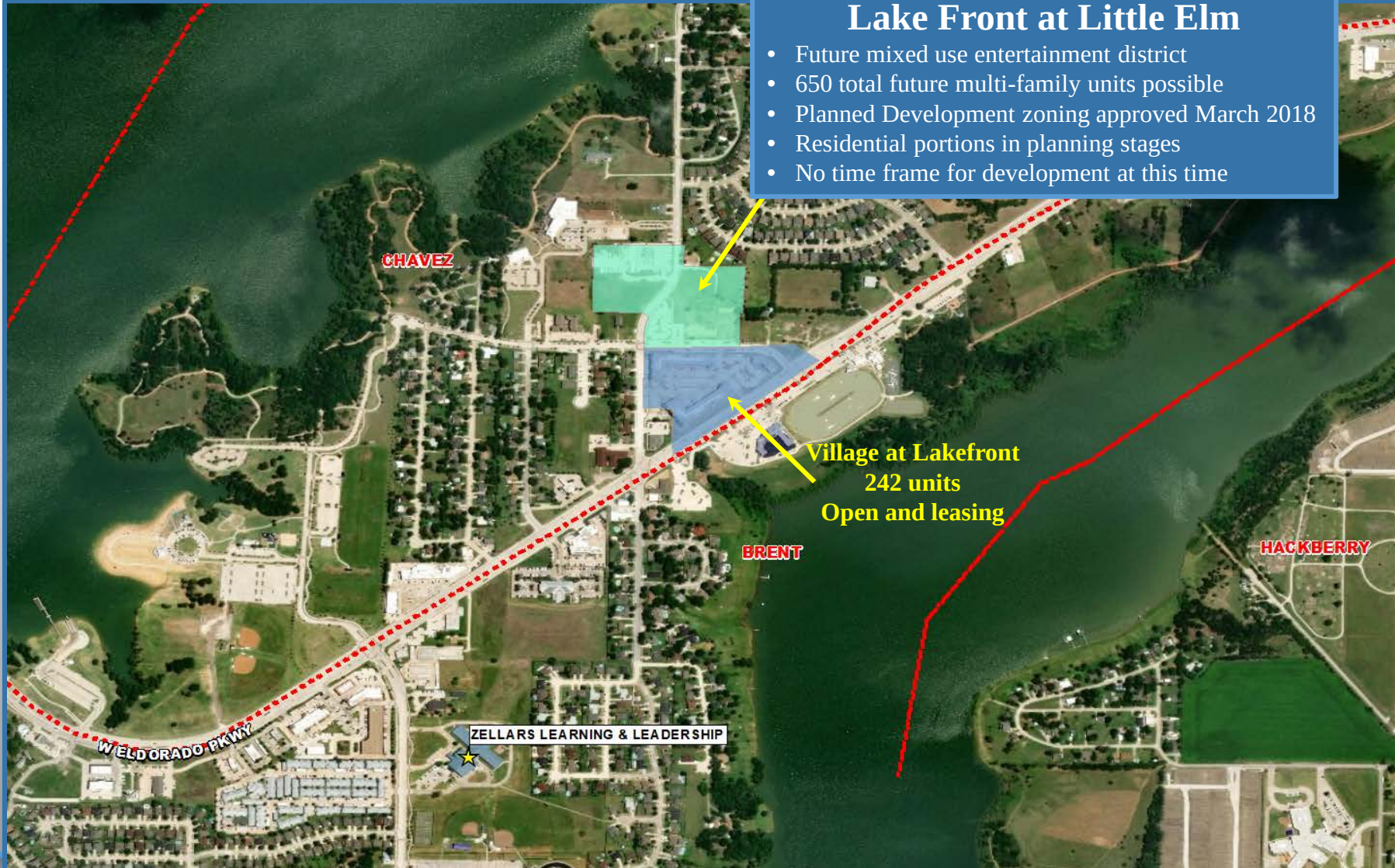


Future Multi-Family Activity

Lake Front Little Elm

Lake Front at Little Elm

- Future mixed use entertainment district
- 650 total future multi-family units possible
- Planned Development zoning approved March 2018
- Residential portions in planning stages
- No time frame for development at this time





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
2013/14	226	512	551	570	537	521	524	483	481	494	611	492	299	336	6,637		
2014/15	224	528	553	567	593	549	545	528	497	500	623	553	388	302	6,950	313	4.7%
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 PIEMS	220	565	563	593	602	609	618	606	542	516	593	520	503	474	7,524	149	2.0%
ER 8/23/18	213	593	589	569	605	600	642	598	621	574	581	563	526	480	7,759	235	3.1%
2018/19	220	578	609	587	631	630	632	614	597	559	648	541	420	498	7,764	240	3.2%
2019/20	220	612	619	630	612	661	659	643	605	616	688	578	400	410	7,953	189	2.4%
2020/21	220	682	644	634	649	627	686	637	644	619	760	608	450	391	8,251	298	3.7%
2021/22	220	704	713	656	653	674	651	681	631	665	767	681	472	438	8,606	355	4.3%
2022/23	220	696	734	727	676	675	701	627	676	649	821	683	521	460	8,866	260	3.0%
2023/24	220	698	730	746	746	695	697	672	624	693	802	731	528	508	9,090	224	2.5%
2024/25	220	714	727	751	766	768	724	668	667	643	857	716	564	515	9,300	210	2.3%
2025/26	220	725	753	746	776	784	798	694	663	687	794	763	551	550	9,504	204	2.2%
2026/27	220	733	759	773	768	795	811	764	689	683	849	708	589	537	9,678	174	1.8%
2027/28	220	750	767	780	797	789	827	778	758	710	844	757	546	574	9,897	219	2.3%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Little Elm ISD may enroll over 8,000 students by 2020
- 5 year growth = 1,342 students
- 2022/23 enrollment = 8,866 students
- 10 year growth = 2,373 students
- 2027/28 enrollment = 9,897 students





Ten Year Forecast

By Elementary Campus

Campus	Maximum	Functional	PIEMS	8/23/2018	Projections									
	Capacity	Capacity	2017/18		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Brent Elementary	934	794	691	685	680	680	672	663	679	667	664	674	656	657
Chavez Elementary	934	794	713	687	709	687	684	677	685	697	712	730	734	741
Hackberry Elementary	912	775	626	664	662	709	713	756	785	789	805	816	822	822
Lakeview Elementary	912	775	587	575	590	594	615	629	648	678	713	740	773	802
Oak Point Elementary	912	775	722	761	786	856	947	1,022	1,098	1,159	1,218	1,268	1,296	1,324
Prestwick Elementary (EE-5th)	400	340	431	439	460	487	511	524	534	542	558	574	578	584
ELEMENTARY SCHOOL TOTAL	5,004	4,253	3,770	3,811	3,887	4,013	4,142	4,271	4,429	4,532	4,670	4,802	4,859	4,930
Elementary Absolute Growth			30	41	117	126	129	129	158	103	138	132	57	71
Elementary Percent Growth			0.80%	1.09%	3.10%	3.24%	3.21%	3.11%	3.70%	2.33%	3.05%	2.83%	1.19%	1.46%

*Yellow box = enrollment exceeds stated program capacity

- Capacities do not reflect portable buildings
- Oak Point Elementary may enroll 800 students by 2019
 - Utilizing 4 Learning Cottages
- Prestwick Elementary may enroll more than 500 students by 2020
 - Utilizing 4 Learning Cottages and 1 Band Cottage





Ten Year Forecast

By Middle School & High School Campus

	Maximum	Functional	PIEMS	8/23/2018	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
Prestwick Junior High (6th-8th)	432	367	327	323	347	372	374	379	348	338	316	316	326	344
Lakeside Middle School	1,500	1,275	1,337	1,470	1,423	1,492	1,526	1,598	1,604	1,651	1,662	1,728	1,810	1,902
MIDDLE SCHOOL TOTAL			1,664	1,793	1,770	1,864	1,900	1,977	1,952	1,989	1,978	2,044	2,136	2,246
Middle School Absolute Growth			72	129	106	94	36	77	-25	37	-11	66	92	110
Middle School Percent Growth			4.52%	7.75%	6.37%	5.31%	1.93%	4.05%	-1.26%	1.90%	-0.55%	3.34%	4.50%	5.15%
Little Elm High School	2,500	2,125	2,089	2,153	2,106	2,075	2,208	2,357	2,484	2,568	2,651	2,657	2,682	2,720
Denton County JJ AEP			1	2	1	1	1	1	1	1	1	1	1	1
HIGH SCHOOL TOTAL			2,090	2,155	2,107	2,076	2,209	2,358	2,485	2,569	2,652	2,658	2,683	2,721
High School Absolute Growth			47	65	17	-31	133	149	127	84	83	6	25	38
High School Percent Growth			2.30%	3.11%	0.81%	-1.47%	6.41%	6.75%	5.39%	3.38%	3.23%	0.23%	0.94%	1.42%
DISTRICT TOTAL			7,524	7,759	7,764	7,953	8,251	8,606	8,866	9,090	9,300	9,504	9,678	9,897
District Absolute Growth			149	235	240	189	298	355	260	224	210	204	174	219
District Percent Growth			2.02%	3.12%	3.19%	2.43%	3.75%	4.30%	3.02%	2.53%	2.31%	2.19%	1.83%	2.26%

*Yellow box = enrollment exceeds stated program capacity

- Capacities do not reflect portable buildings
- Lakeside Middle School and Powell 6th Grade Center could enroll more than 1,500 students combined by 2020
- Little Elm High School currently enrolls more than 2,000 students, and could reach over 2,200 students in 3 years





Summary

- Little Elm's unemployment rate is currently 4.0%.
- The district started and closed more than 300 homes for the 3rd consecutive quarter.
- LEISD has nearly 1,700 lots currently available to build on and more than 2,800 planned future lots.
- The Hackberry and Oak Point Elementary zones accounted for nearly 70% of all district annual closings.
- LEISD can expect an increase of over 1,300 students during the next 5 years.
- 2022/23 enrollment projection: 8,866.
- Little Elm ISD is projected to have nearly 9,900 students for the 2027/28 school year.