

Little Elm Independent School District

Quarterly Report 2Q17



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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (June 2017)

2.5%

88,220 new jobs
National rate 1.4%



Job Growth

31,254

1,692 more
starts than
2Q16



Annual
Home Starts

0.4%

U.S. 4.5%
Texas 4.7%
DFW MSA 4.0%
Little Elm 4.4%



Unemployment
Rate





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,576	2,597	4,359	6,639
2	Prosper ISD	2,808	2,399	5,432	26,728
3	Denton ISD	1,948	1,948	2,585	20,648
4	Northwest ISD	2,005	1,691	1,664	23,656
5	Dallas ISD	1,800	1,496	2,091	6,593
6	Lewisville ISD	1,234	1,344	1,677	4,561
7	Little Elm ISD**	1,096	995	1,589	4,367*
8	Rockwall ISD	953	974	1,948	8,190
9	Wylie ISD	813	821	1,127	4,150
10	McKinney ISD	835	819	1,495	6,881
11	Eagle Mt.-Saginaw ISD	914	798	1,504	19,242
12	Keller ISD	725	791	749	1,716
13	Mansfield ISD	739	720	926	6,723
14	Crowley ISD	563	679	1,052	9,213
15	Forney ISD	810	654	1,501	13,496
16	Allen ISD	683	597	1,109	1,724
17	Garland ISD	594	569	415	4,119
18	Midlothian ISD	603	546	1,607	19,524
19	Coppell ISD	467	505	427	490
20	Waxahachie ISD	481	463	889	9,522

*Adjusted based on additional research by Templeton Demographics staff

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

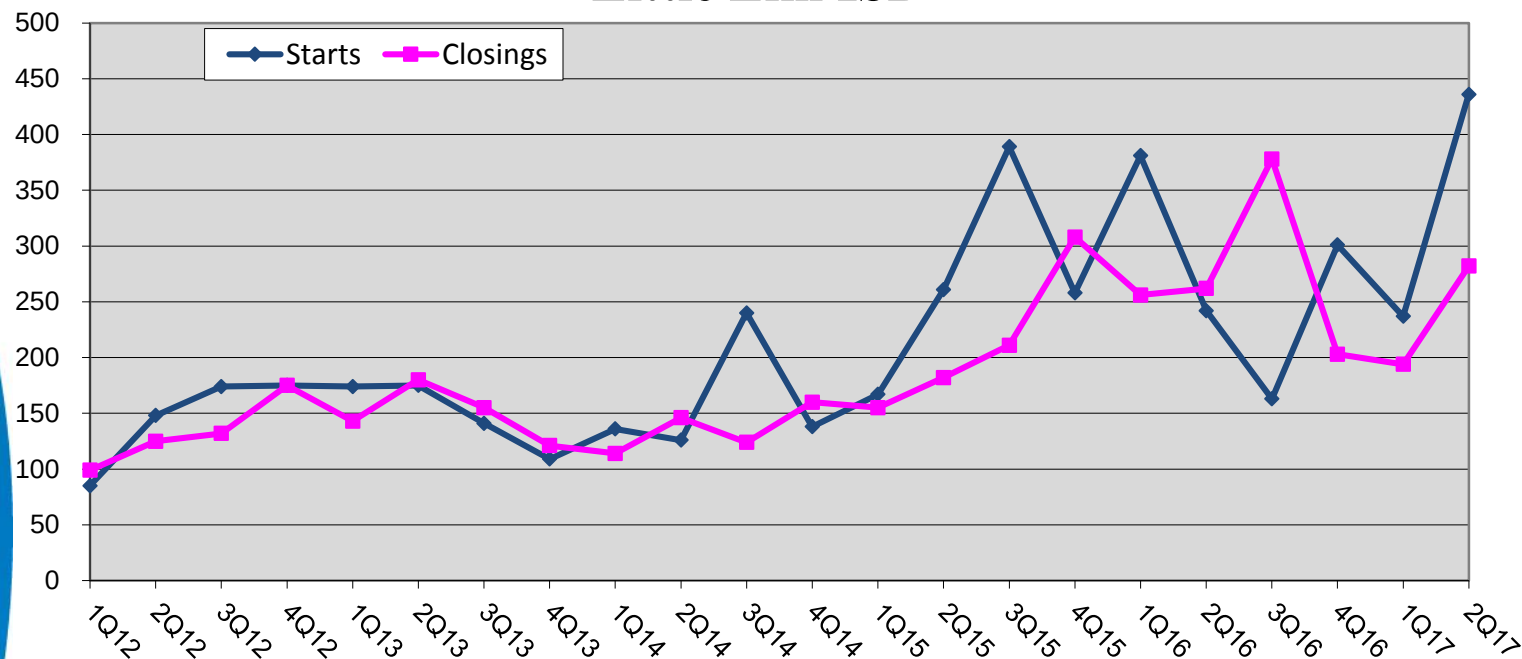
Source: Metrostudy





New Housing Activity

Little Elm ISD



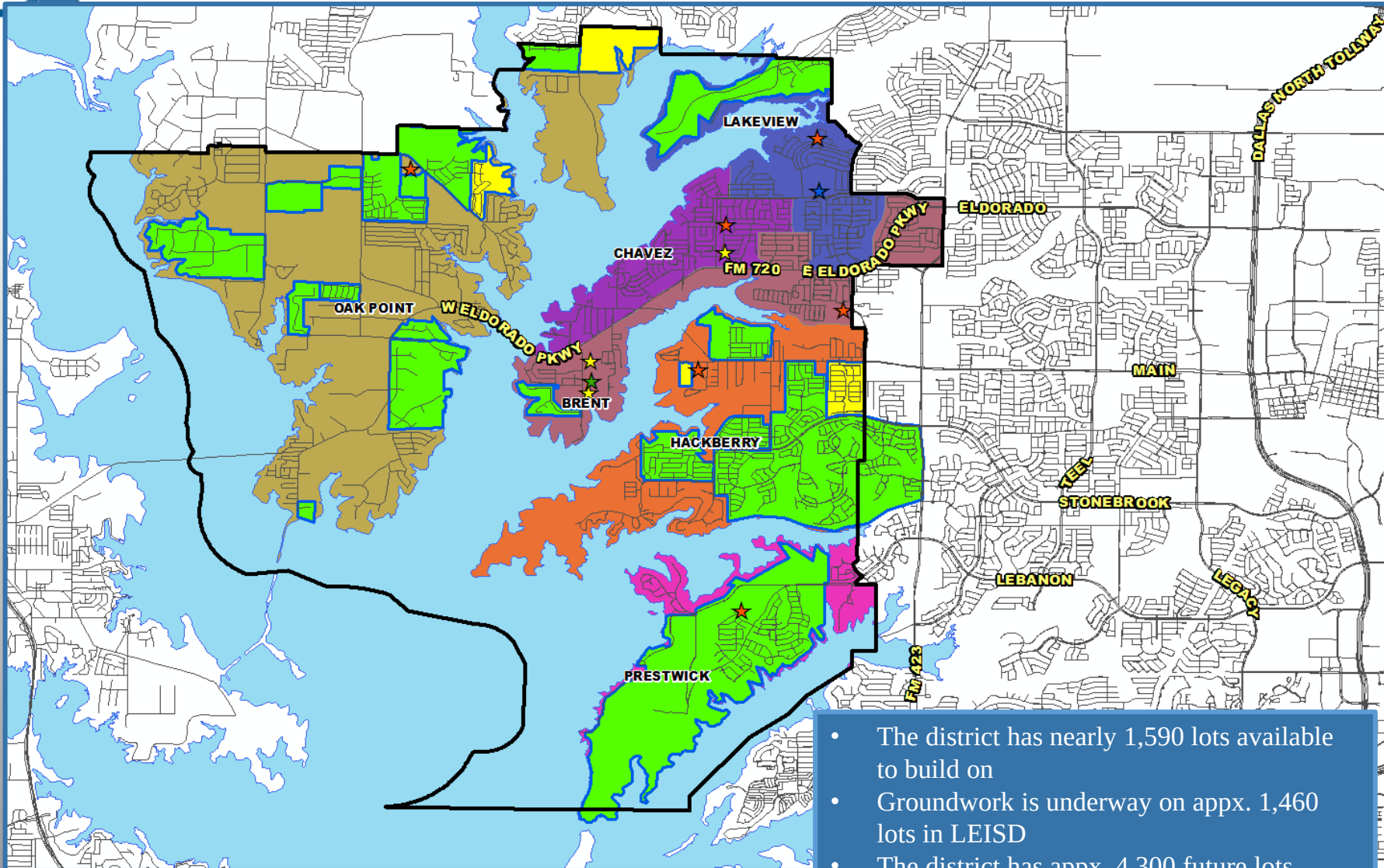
Starts	2012	2013	2014	2015	2016	2017
1Q	85	174	136	167	381	237
2Q	148	175	126	261	242	436
3Q	174	141	240	389	163	
4Q	175	109	138	258	301	
Total	582	599	640	1,075	1,087	673

Closings	2012	2013	2014	2015	2016	2017
1Q	99	143	114	155	256	194
2Q	125	180	146	182	262	282
3Q	132	155	124	211	378	
4Q	175	121	160	308	203	
Total	531	599	544	856	1,099	476

- Little Elm ISD had 436 starts in the 2nd quarter, an increase of 83% over 1Q17, and the strongest 2Q starts in over 14 years
- The district closed 282 homes in 2Q17, the highest number of 2Q closings in over 14 years
- Month's supply of inventory rose as starts jumped



District Housing Overview



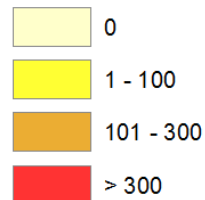
Active Subdivision

Future Subdivision

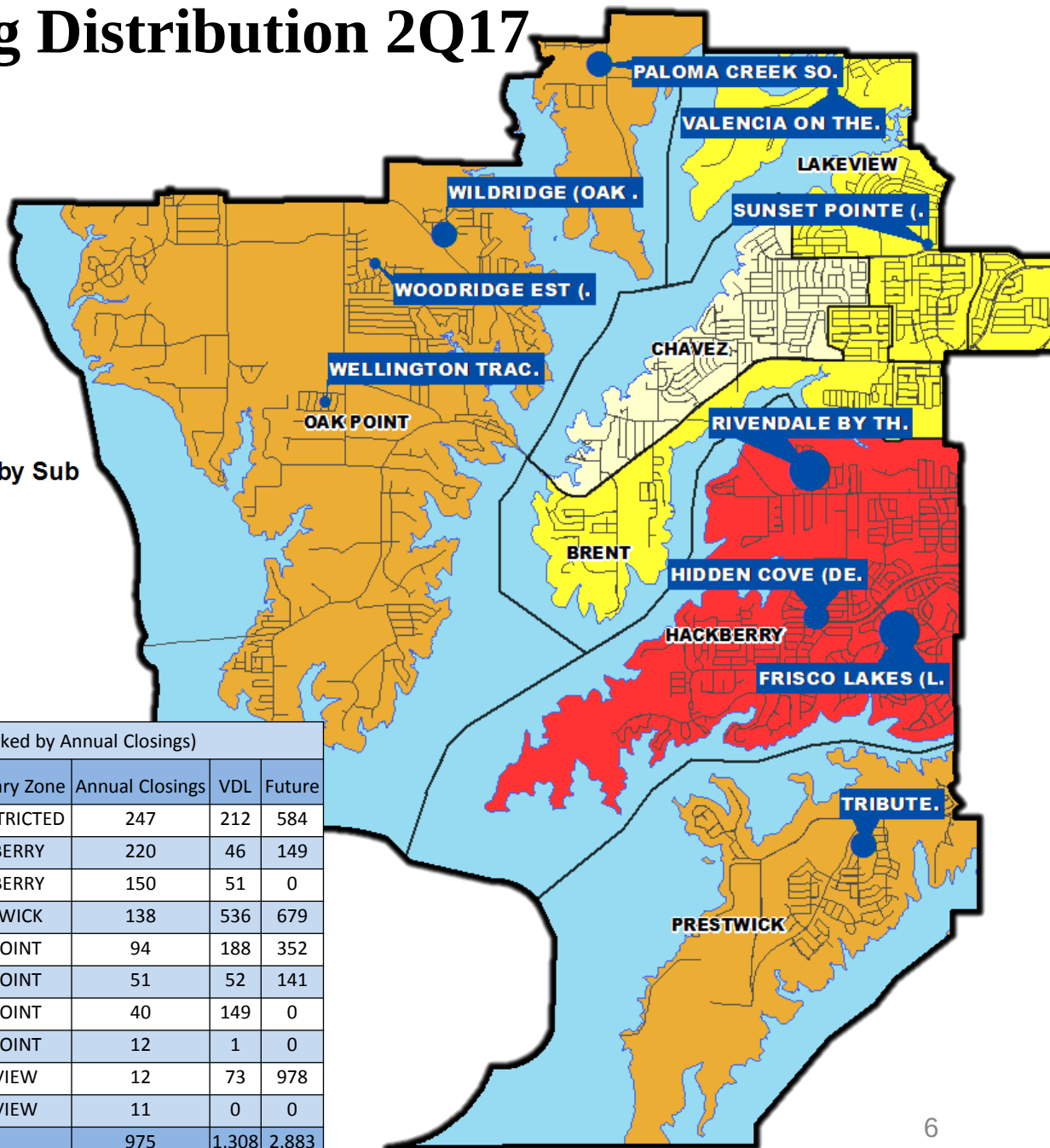
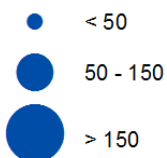


Annual Closing Distribution 2Q17

Annual Closings



Annual Closings by Sub



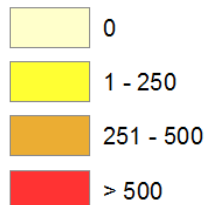
Top 10 Subdivisions - 2Q17 (Ranked by Annual Closings)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	FRISCO LAKES (LEISD)	AGE RESTRICTED	247	212	584
2	RIVENDALE BY THE LAKE	HACKBERRY	220	46	149
3	HIDDEN COVE (DENTON CO)	HACKBERRY	150	51	0
4	TRIBUTE	PRESTWICK	138	536	679
5	WILDRIDGE (OAK POINT)	OAK POINT	94	188	352
6	PALOMA CREEK SOUTH (LEISD)	OAK POINT	51	52	141
7	WOODRIDGE EST (OAK POINT)	OAK POINT	40	149	0
8	WELLINGTON TRACE	OAK POINT	12	1	0
9	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	12	73	978
10	SUNSET POINTE (LEISD)	LAKEVIEW	11	0	0
	TOTALS		975	1,308	2,883

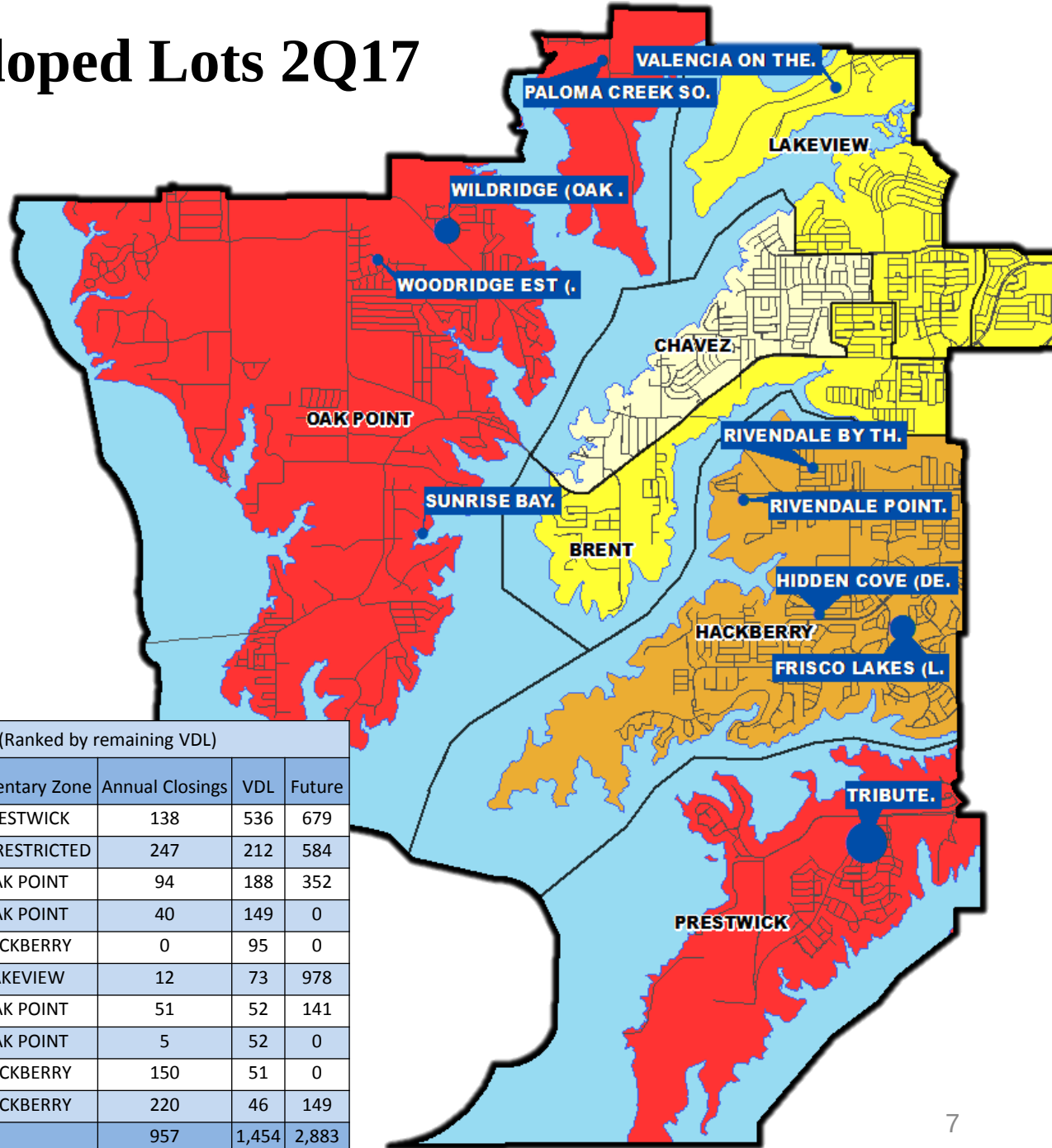
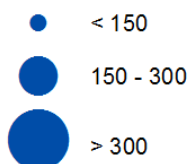


Vacant Developed Lots 2Q17

VDL



VDL by Sub



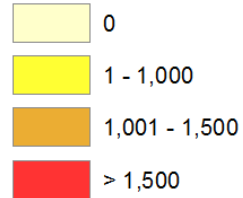
Top 10 Subdivisions - 2Q17 (Ranked by remaining VDL)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	TRIBUTE	PRESTWICK	138	536	679
2	FRISCO LAKES (LEISD)	AGE RESTRICTED	247	212	584
3	WILDRIDGE (OAK POINT)	OAK POINT	94	188	352
4	WOODRIDGE EST (OAK POINT)	OAK POINT	40	149	0
5	RIVENDALE POINTE	HACKBERRY	0	95	0
6	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	12	73	978
7	PALOMA CREEK SOUTH (LEISD)	OAK POINT	51	52	141
8	SUNRISE BAY	OAK POINT	5	52	0
9	HIDDEN COVE (DENTON CO)	HACKBERRY	150	51	0
10	RIVENDALE BY THE LAKE	HACKBERRY	220	46	149
TOTALS			957	1,454	2,883

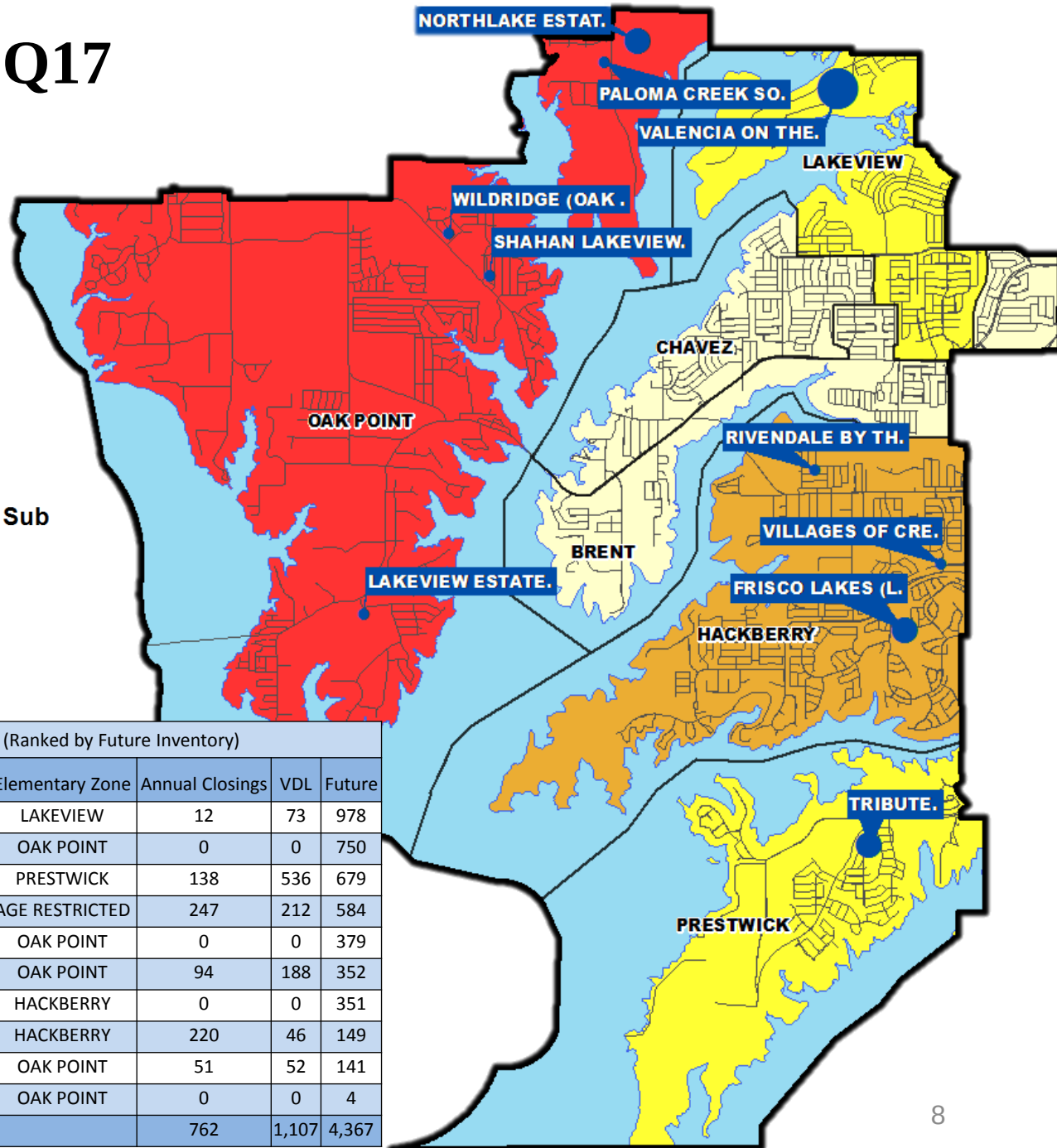
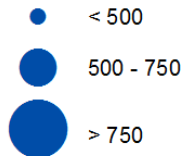


Future Lots 2Q17

Future Lots



Future Lots by Sub



Top 10 Subdivisions - 2Q17 (Ranked by Future Inventory)

Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	VALENCIA ON THE LAKE (LEISD)	LAKEVIEW	12	73	978
2	NORTHLAKE ESTATES	OAK POINT	0	0	750
3	TRIBUTE	PRESTWICK	138	536	679
4	FRISCO LAKES (LEISD)	AGE RESTRICTED	247	212	584
5	SHAHAN LAKEVIEW ADDITION	OAK POINT	0	0	379
6	WILDRIDGE (OAK POINT)	OAK POINT	94	188	352
7	VILLAGES OF CREEKWOOD	HACKBERRY	0	0	351
8	RIVENDALE BY THE LAKE	HACKBERRY	220	46	149
9	PALOMA CREEK SOUTH (LEISD)	OAK POINT	51	52	141
10	LAKEVIEW ESTATES (LAKEWOOD VIL)	OAK POINT	0	0	4
TOTALS			762	1,107	4,367



New Home Activity by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future Lots
BRENT	1	0	1	0	0	9	0
CHAVEZ	0	0	0	0	0	0	0
HACKBERRY	329	136	370	109	166	192	500
LAKEVIEW	27	10	23	7	29	73	978
OAK POINT	338	140	215	62	255	567	1,626
PRESTWICK	193	97	139	29	155	536	679
Grand Total	888	383	748	207	605	1,377	3,783

*Table does NOT include age restricted communities like Frisco Lakes



Highest activity in the category



Second highest activity in the category



Third highest activity in the category



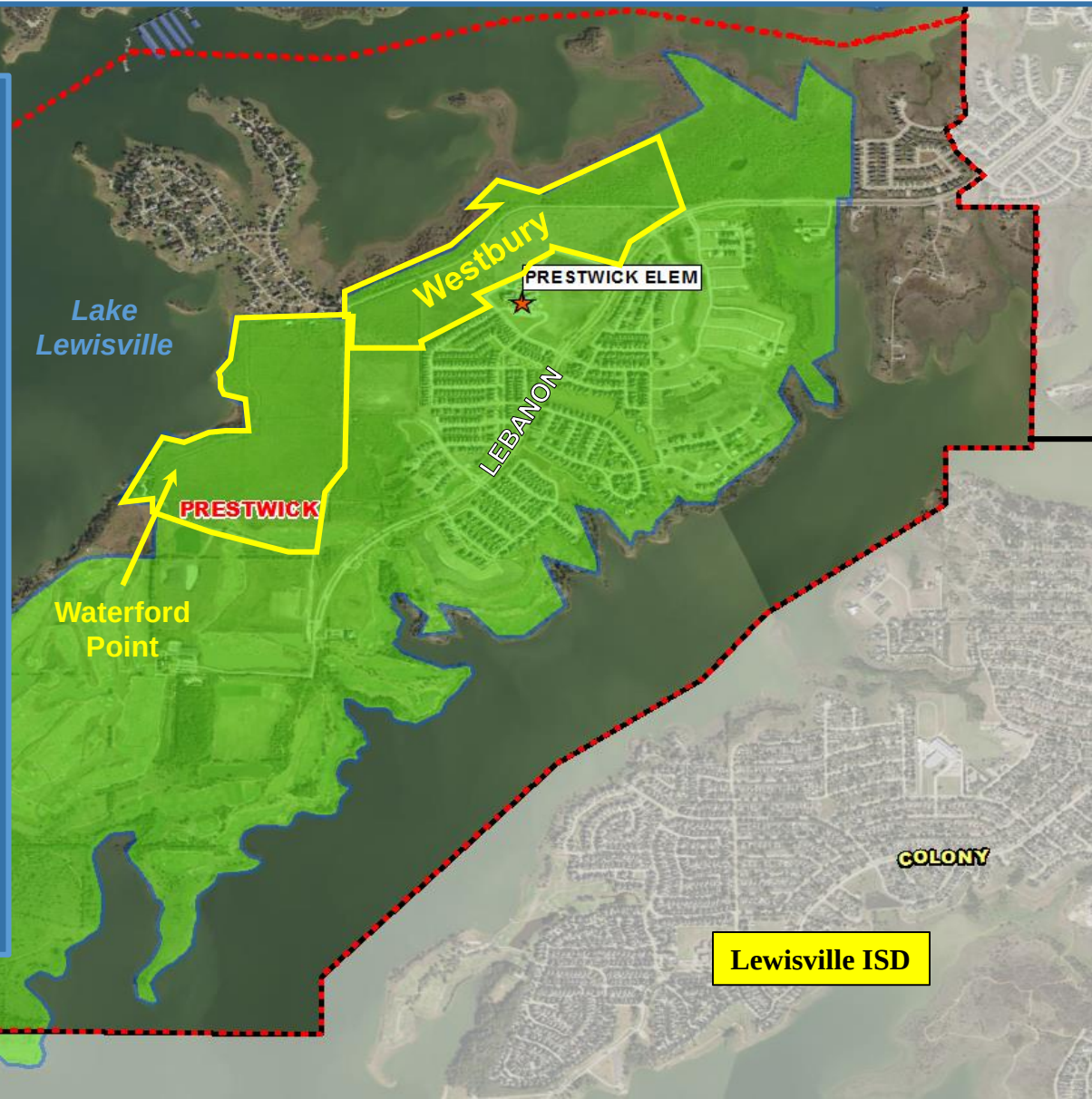


Active Development

The Tribute

The Tribute

- 2,200 total lots
- 679 future lots
- 536 vacant developed lots
- 830 homes occupied
- 103 homes under construction
- Started 97 homes in 2Q17
- Waterford Point
 - 405 total lots
 - 109 lots delivered 1Q17
 - Groundwork underway on future lots
 - Next phase of lots expected to deliver spring 2018
 - Homes are marketed to active adults
- Westbury
 - 310 total lots
 - 160 lots delivered and homebuilding
 - Groundwork underway on remaining 150 lots expected delivery 4Q18
- 500-700 Townhome/Condo units and 600-800 apartment units in early planning stages, no timeline for development at this time
- \$325K – \$1.2M
- Prestwick Elementary





Active Developments

Rivendale by the Lake and Rivendale Pointe

Rivendale Pointe

- 95 total lots
- All lots delivered
- Homebuilding expected to begin Aug 2017
- Hackberry Elementary

Rivendale by the Lake

- 740 total lots
- 149 future lots
- 46 vacant developed lots
- 446 homes occupied
- 89 homes under construction
- Started 94 homes in 2Q
- Closed 78 homes in 2Q
- Groundwork underway on phase 6 (109 lots) and phase 7 (40 lots)
 - Phase 6 is currently preselling
- \$268K - \$392K
- Hackberry Elementary

Phase 7

Phase 6

HACKBERRY

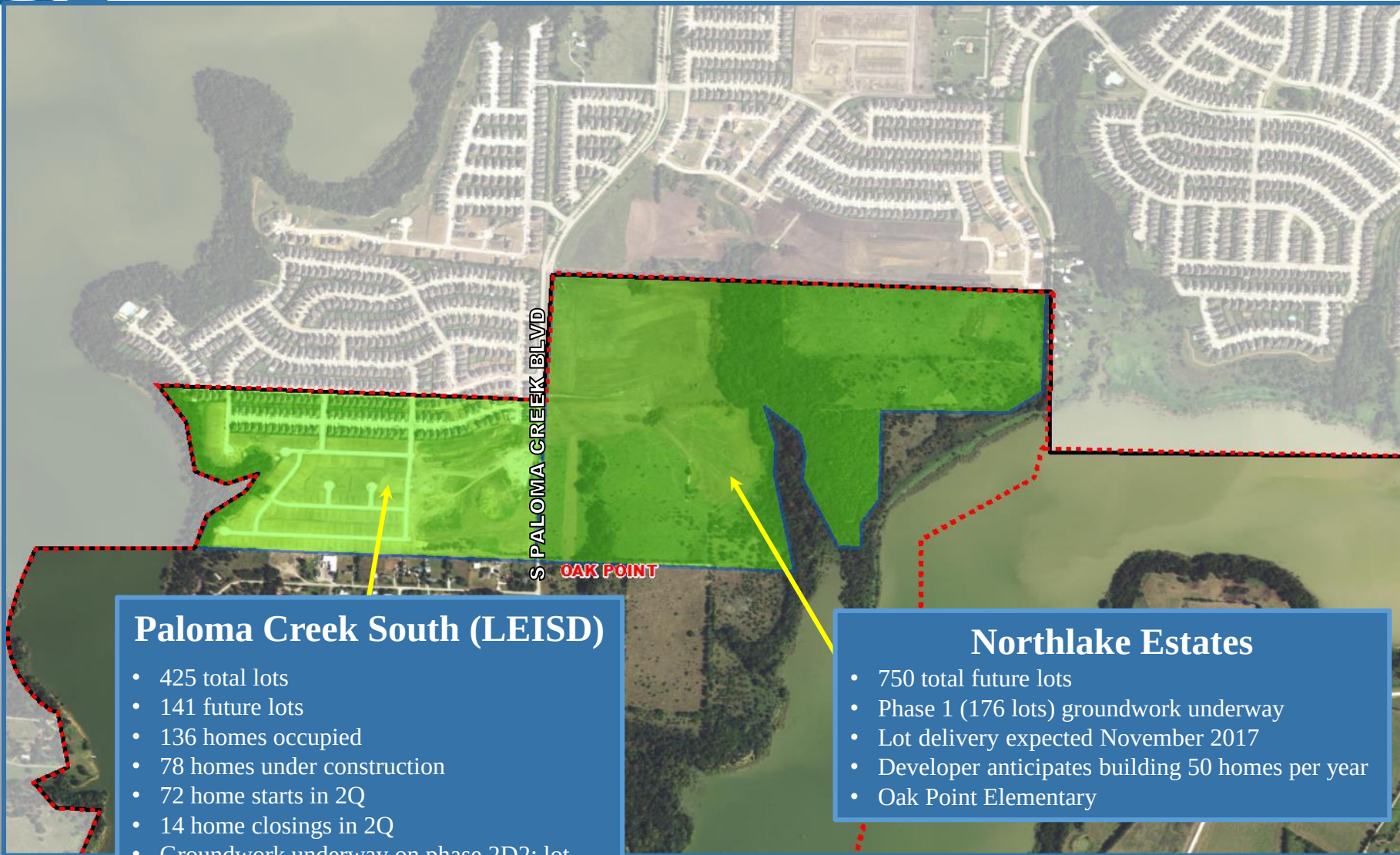
KING RD

HACKBERRY ELEM



Active Developments

Paloma Creek South and Northlake Estates



Paloma Creek South (LEISD)

- 425 total lots
- 141 future lots
- 136 homes occupied
- 78 homes under construction
- 72 home starts in 2Q
- 14 home closings in 2Q
- Groundwork underway on phase 2D2; lot delivery anticipated late 2017 or early 2018
- \$242K - \$347K
- Oak Point Elementary

Northlake Estates

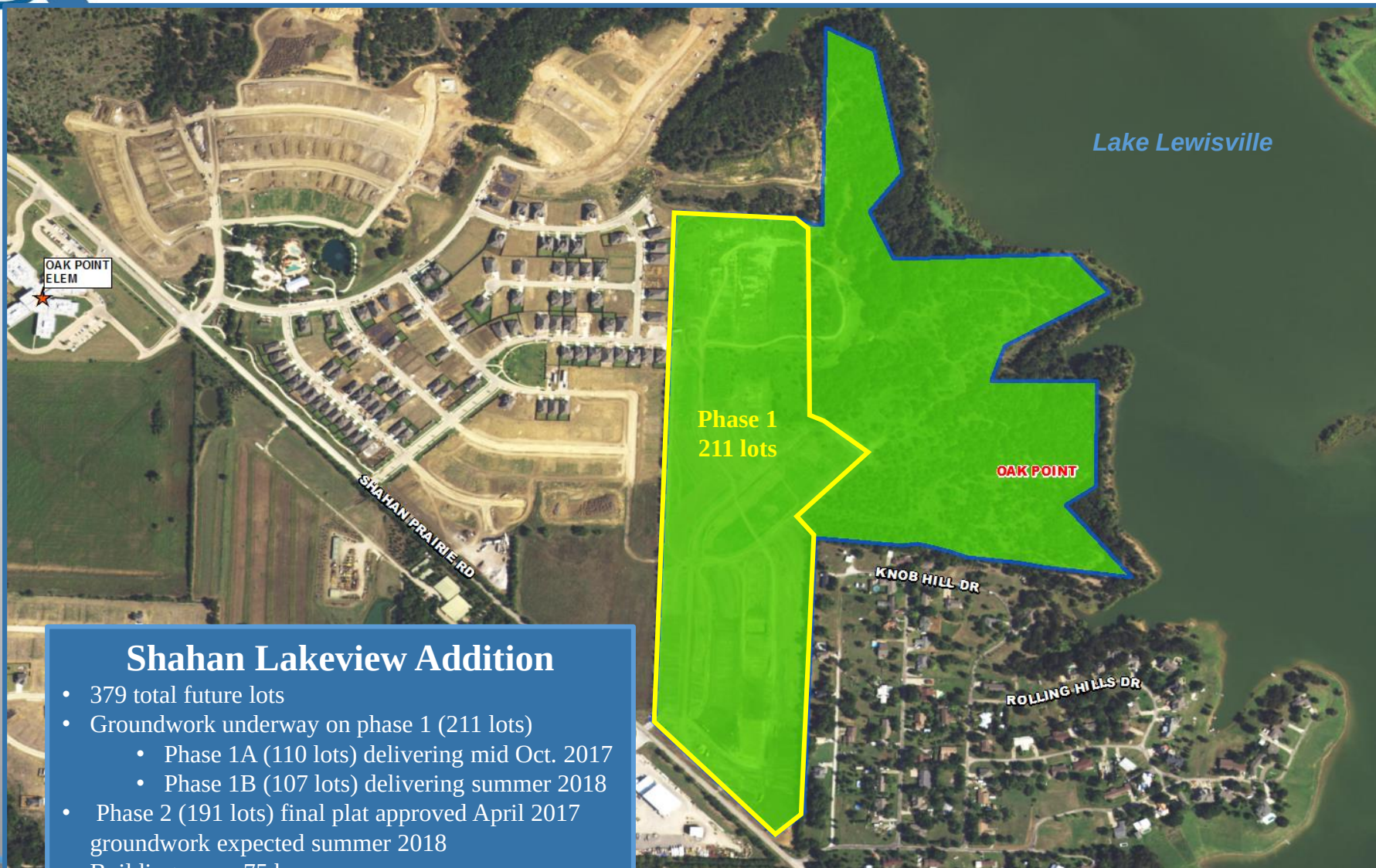
- 750 total future lots
- Phase 1 (176 lots) groundwork underway
- Lot delivery expected November 2017
- Developer anticipates building 50 homes per year
- Oak Point Elementary





Future Development

Shahan Lakeview Addition



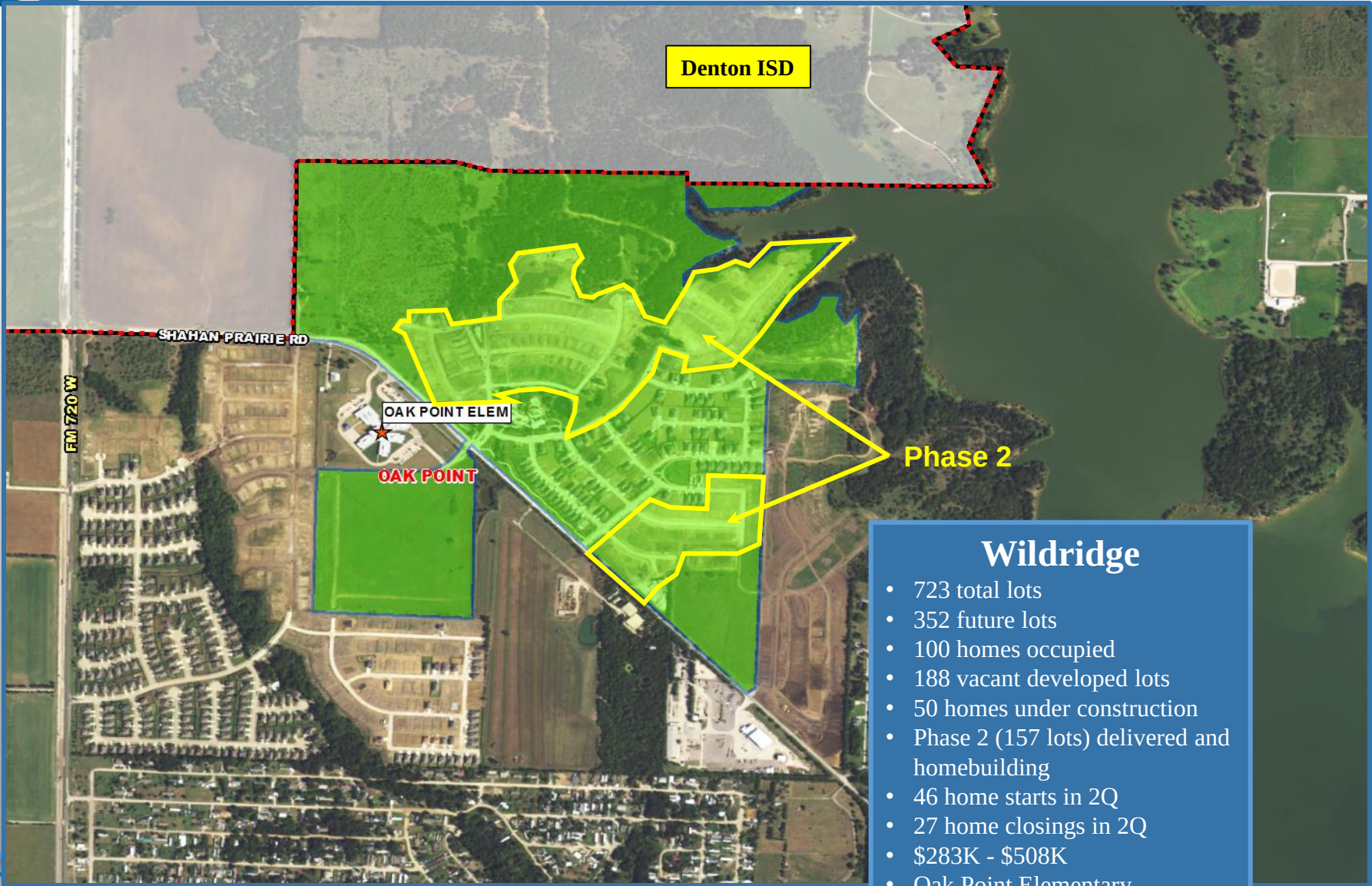
Shahan Lakeview Addition

- 379 total future lots
- Groundwork underway on phase 1 (211 lots)
 - Phase 1A (110 lots) delivering mid Oct. 2017
 - Phase 1B (107 lots) delivering summer 2018
- Phase 2 (191 lots) final plat approved April 2017
groundwork expected summer 2018
- Building appx. 75 homes per year
- \$250K - \$350K
- Oak Point Elementary



Active Development

Wildridge



Wildridge

- 723 total lots
- 352 future lots
- 100 homes occupied
- 188 vacant developed lots
- 50 homes under construction
- Phase 2 (157 lots) delivered and homebuilding
- 46 home starts in 2Q
- 27 home closings in 2Q
- \$283K - \$508K
- Oak Point Elementary





Multifamily Update

Village at Lakefront, Lakefront on Eldorado, and Lakeshore Plaza

Lakeshore Plaza

- Future mixed use residential/retail
- 18 future condo units
- Town of Little Elm approved residential use zoning June 2017
- Brent Elementary

Lakefront on Eldorado

- 45 future condo units
- Town of Little Elm approved residential use zoning June 2017
- Developer is working on plans submittal
- Brent Elementary

Village at Lakefront

- 242 market rate units
- Currently under construction
- First units complete October 2017
- Currently pre-leasing units
- \$900-\$1300 per month
- Brent Elementary

BRENT

HACKBERRY

CHAVEZ

ELDORADO PKWY

FM 720



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
2012/13	201	536	559	534	525	515	478	472	484	461	525	398	379	333	6,400		
2013/14	226	512	551	570	537	521	524	483	481	494	611	492	299	336	6,637	237	3.7%
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%
Sept. 11, 2017	213	562	567	587	598	603	617	607	551	519	594	522	520	473	7,533	158	2.1%
2017/18	226	561	579	611	587	584	630	594	528	516	671	572	427	433	7,519	144	2.0%
2018/19	226	585	594	598	646	600	594	623	596	544	647	629	428	412	7,722	203	2.7%
2019/20	226	591	619	622	617	673	625	580	617	615	673	593	467	415	7,933	211	2.7%
2020/21	226	602	622	634	642	631	687	608	576	632	761	625	443	454	8,143	210	2.6%
2021/22	226	626	641	638	653	661	646	693	605	595	785	706	466	429	8,370	227	2.8%
2022/23	226	626	665	662	655	672	680	626	688	622	737	726	525	452	8,562	192	2.3%
2023/24	226	631	663	684	679	670	679	658	622	706	771	683	541	510	8,723	161	1.9%
2024/25	226	635	670	682	699	697	688	658	654	641	875	714	509	525	8,873	150	1.7%
2025/26	226	645	675	687	702	714	713	666	653	674	794	811	532	494	8,986	113	1.3%
2026/27	226	643	681	690	702	715	723	691	662	673	835	736	604	517	9,098	112	1.2%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- Little Elm ISD may enroll 7,500 students this fall
- 5 year growth = 995 students
- 2021/22 enrollment = 8,370 students
- 10 year growth = 1,723 students
- 2026/27 enrollment = 9,098 students





Ten Year Forecast

By Elementary Campus

Campus	Maximum	Functional	PEIMS	Current	PROJECTIONS									
	Capacity	Capacity	2016/17	Sep. 11, 2017	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Brent Elementary	843	743	666	683	666	656	670	655	657	688	680	679	693	692
Chavez Elementary	843	625	721	711	692	671	651	651	628	629	631	633	635	631
Hackberry Elementary	823	605	604	617	596	634	678	694	715	722	732	746	753	766
Lakeview Elementary	823	605	628	589	627	633	663	681	687	715	754	785	812	819
Oak Point Elementary	823	684	703	719	749	779	815	857	885	906	907	916	926	932
Prestwick Elementary (EE-5th)	400	382	418	428	448	470	496	506	519	526	528	538	543	540
ELEMENTARY SCHOOL TOTAL	4,555	3,644	3,740	3,747	3,778	3,843	3,973	4,044	4,091	4,186	4,232	4,297	4,362	4,380
Elementary Absolute Growth			95	7	38	65	130	71	47	95	46	65	65	18
Elementary Percent Growth			2.61%	0.19%	1.02%	1.72%	3.38%	1.79%	1.16%	2.32%	1.10%	1.54%	1.51%	0.41%

*Yellow box = enrollment exceeds stated program capacity

Notes:

- Oak Point Elementary may enroll nearly 750 students by this fall
- Prestwick Elementary may enroll more than 500 students by 2020





Ten Year Forecast

By Middle School & High School Campus

Campus	Maximum	Functional	PEIMS	Current	PROJECTIONS									
	Capacity	Capacity	2016/17	Sep. 11, 2017	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
Prestwick Junior High (6th-8th)	432		340	326	341	344	338	341	352	348	335	319	317	322
Lakeside Middle School	1,512		1,252	1,351	1,296	1,418	1,473	1,474	1,540	1,587	1,650	1,633	1,675	1,703
MIDDLE SCHOOL TOTAL			1,592	1,677	1,637	1,762	1,811	1,815	1,892	1,935	1,985	1,952	1,992	2,025
Middle School Absolute Growth			49	85	45	125	49	4	77	43	50	-33	40	33
Middle School Percent Growth			3.18%	5.34%	2.83%	7.64%	2.78%	0.22%	4.24%	2.27%	2.58%	-1.66%	2.05%	1.66%
Little Elm High School	2,500		2,038	2,108	2,099	2,112	2,144	2,279	2,382	2,436	2,501	2,619	2,627	2,688
Denton County JJ AEP			5	1	5	5	5	5	5	5	5	5	5	5
HIGH SCHOOL TOTAL			2,043	2,109	2,104	2,117	2,149	2,284	2,387	2,441	2,506	2,624	2,632	2,693
High School Absolute Growth			37	66	61	13	32	135	103	54	65	118	8	61
High School Percent Growth			1.84%	3.23%	2.99%	0.62%	1.51%	6.28%	4.51%	2.26%	2.66%	4.71%	0.30%	2.32%
DISTRICT TOTAL			7,375	7,533	7,519	7,722	7,933	8,143	8,370	8,562	8,723	8,873	8,986	9,098
District Absolute Growth			181	158	144	203	211	210	227	192	161	150	113	112
District Percent Growth			2.52%	2.14%	1.95%	2.70%	2.73%	2.65%	2.79%	2.29%	1.88%	1.72%	1.27%	1.25%

*Yellow box = enrollment exceeds stated program capacity

Notes:

- Lakeside Middle School could enroll more than 1,400 students by 2018
- Little Elm High School currently enrolls more than 2,000 students, and could reach nearly 2,100 students this fall





Summary

- Little Elm's unemployment rate is currently below 4.5%.
- The district had the most 2Q new home starts and closings in more than 14 years.
- Little Elm ISD is on pace to start more than 1,200 homes in 2017.
- LEISD has more than 1,300 lots currently available to build on and more than 3,700 planned future lots.
- The Hackberry Elementary zone accounted for nearly half of all district annual closings.
- LEISD can expect an increase of approximately 1,000 students during the next 5 years.
- 2021/22 enrollment projection: 8,370.
- Little Elm ISD is projected to have nearly 9,100 students for the 2026/27 school year.