Zonda™ Education

Little Elm Independent School District

3Q23

Demographic Report

Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2019/20	45	180	600	623	611	605	620	616	639	629	630	659	570	556	482	8,065	278	3.6%
2020/21	42	154	579	611	626	588	577	601	622	650	645	687	621	561	544	8,108	43	0.5%
2021/22	41	152	606	584	624	615	611	580	629	668	676	789	632	552	528	8,287	179	2.2%
2022/23	51	170	565	635	619	630	609	626	586	655	686	756	653	596	514	8,351	64	0.8%
2023/24	60	164	624	563	631	597	626	562	611	604	645	670	658	621	579	8,215	-136	-1.6%

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

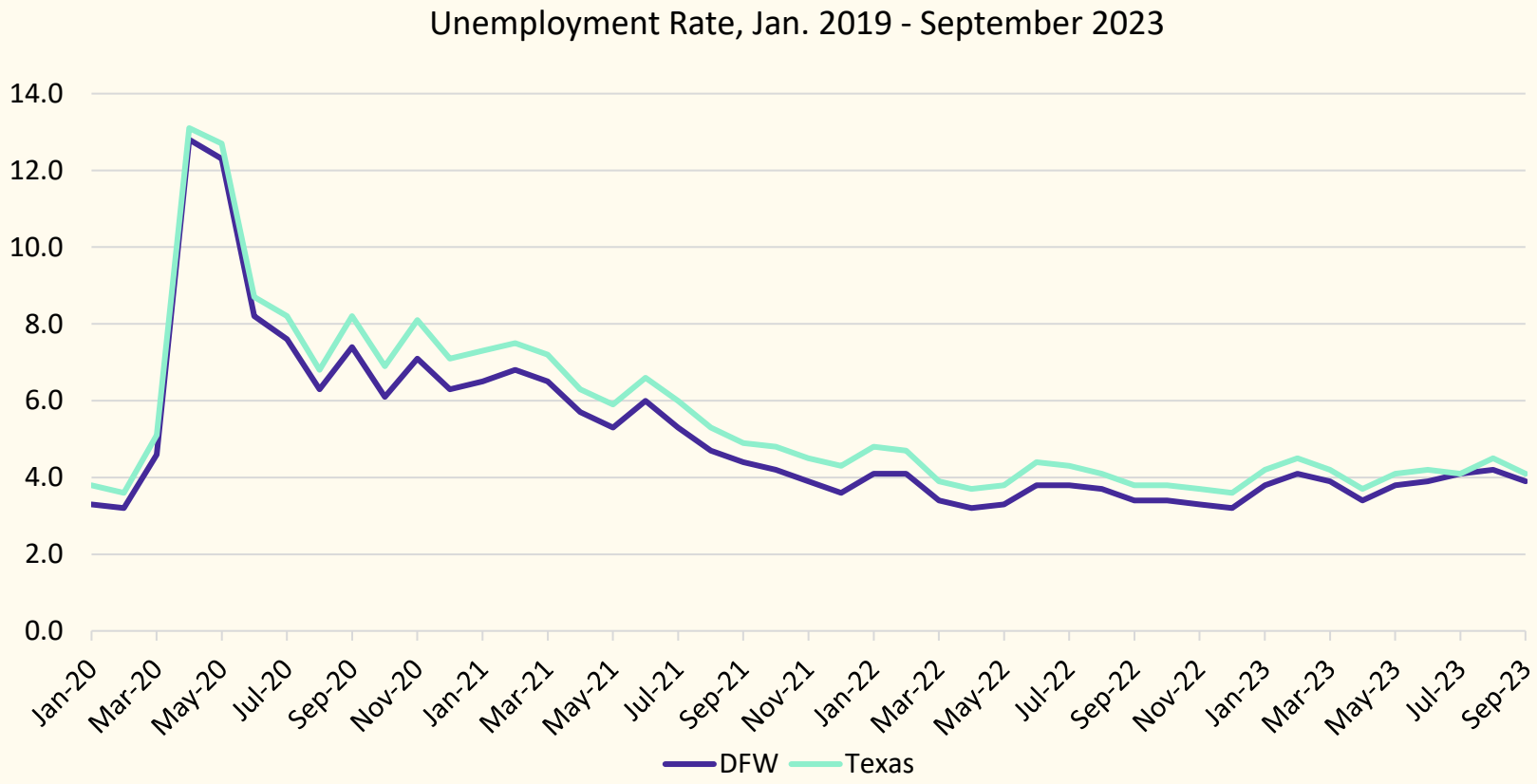
Enrollment verses spring 2023 projections

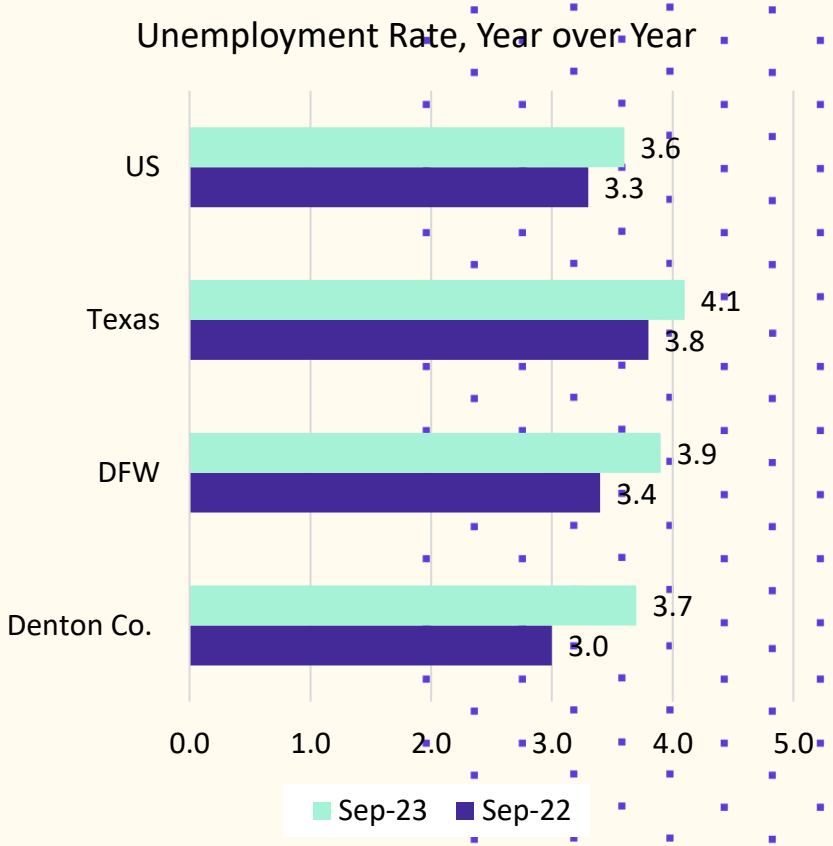
	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total
2023/24 Proj.	57	300	572	586	645	626	636	615	622	608	668	751	696	616	560	8,558
Difference	3	-136	52	-23	-14	-29	-10	-53	-11	-4	-23	-81	-38	5	19	-343

Cohort History

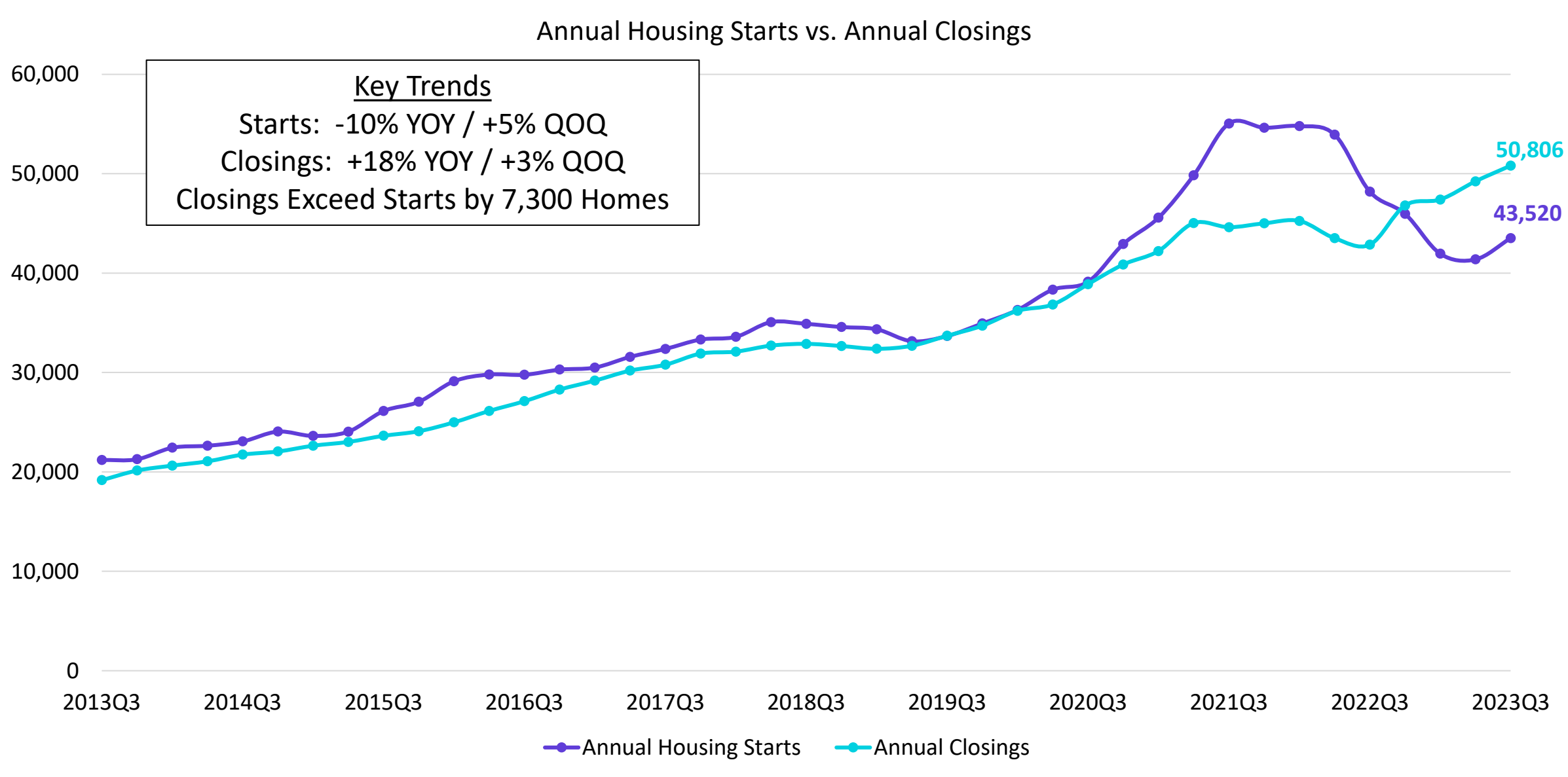
3 year avg	1.132	1.023	1.028	1.018	1.025	0.986	1.008	0.984	1.011	1.049	1.017	1.106	0.873	0.928	0.948	1.008	1.026	0.964
Cohorts	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
2019/20	1.154	1.006	1.012	1.051	1.034	1.050	1.020	1.017	1.008	1.050	1.011	1.146	0.961	0.988	0.911	1.030	1.023	1.002
2020/21	0.933	0.856	0.965	1.018	1.005	0.962	0.954	0.969	1.010	1.017	1.025	1.090	0.942	0.984	0.978	0.979	1.017	0.999
2021/22	0.976	0.987	1.047	1.009	1.021	0.982	1.039	1.005	1.047	1.074	1.040	1.223	0.920	0.889	0.941	1.017	1.054	0.993
2022/23	1.244	1.118	0.932	1.048	1.060	1.010	0.990	1.025	1.010	1.041	1.027	1.118	0.828	0.943	0.931	1.011	1.026	0.955
2023/24	1.176	0.965	1.104	0.996	0.994	0.964	0.994	0.923	0.976	1.031	0.985	0.977	0.870	0.951	0.971	0.996	0.997	0.942

Local Economic Conditions





DFW New Home Starts & Closings



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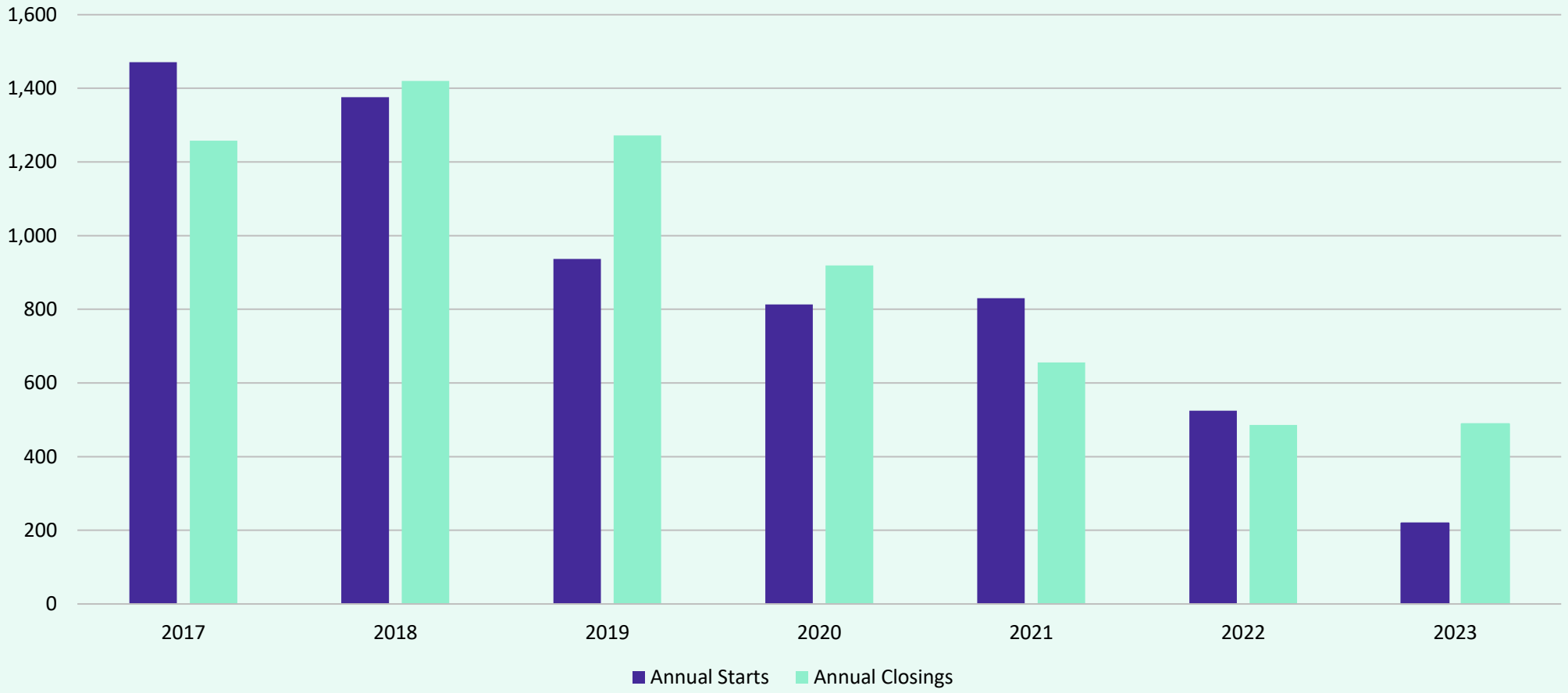
DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	3,365	3,396	2,005	3,293	40,872
2	DENTON ISD	2,721	3,323	1,419	3,707	27,751
3	PROSPER ISD	2,727	2,781	2,192	3,372	16,642
4	PRINCETON ISD	2,372	2,631	1,244	3,150	7,374
5	MCKINNEY ISD	1,573	1,873	895	3,154	11,995
6	EAGLE MT-SAGINAW ISD	2,120	1,823	1,099	1,725	14,577
7	AUBREY ISD	1,135	1,617	545	813	6,074
8	CROWLEY ISD	1,462	1,613	702	2,002	14,945
9	FORNEY ISD	1,713	1,491	1,100	3,728	18,942
10	CRANDALL ISD	796	1,479	441	2,409	16,485
11	FRISCO ISD	855	1,435	644	1,776	8,547
12	ROYSE CITY ISD	1,118	1,416	788	1,756	7,727
13	DALLAS ISD	1,207	1,363	1,553	1,704	5,593
14	ROCKWALL ISD	940	1,269	719	2,872	10,023
15	MANSFIELD ISD	865	1,254	669	2,258	5,273
16	MELISSA ISD	1,228	1,204	830	1,038	2,961
17	ANNA ISD	1,020	1,142	781	1,643	7,355
18	CELINA ISD	876	1,122	701	1,902	35,606
19	LEWISVILLE ISD	765	1,041	666	581	1,447
20	WYLIE ISD	612	964	435	939	2,100
26	MESQUITE ISD	526	725	320	1,067	4,548
27	LITTLE ELM ISD	302	574	194	1,166	1,368
28	HURST-EULESS-BEDFORD ISD	415	572	367	335	1,961

* Based on additional housing research by Zonda Education

District New Home Starts and Closings



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	237	330	219	183	171	214	44
2Q	435	319	240	201	161	164	100
3Q	489	391	216	179	249	64	75
4Q	310	336	262	250	249	83	
Total	1,471	1,376	937	813	830	525	219

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	194	349	213	226	149	151	275
2Q	282	366	374	235	209	153	159
3Q	323	283	452	244	157	97	55
4Q	459	422	233	214	141	85	
Total	1,258	1,420	1,272	919	656	486	489

District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BRENT	1	0	0	0	1	1	8	0
CHAVEZ	1	0	3	1	1	1	0	0
HACKBERRY	6	0	16	2	7	8	207	74
LAKEVIEW	20	13	2	0	19	19	454	0
OAK POINT	214	59	369	27	127	151	402	1,130
PRESTWICK	60	3	184	25	8	14	95	164
Grand Total	**302**	**75**	**574**	**55**	**163**	**194**	**1,166**	**1,368**

Highest activity in the category

Second highest activity in the category

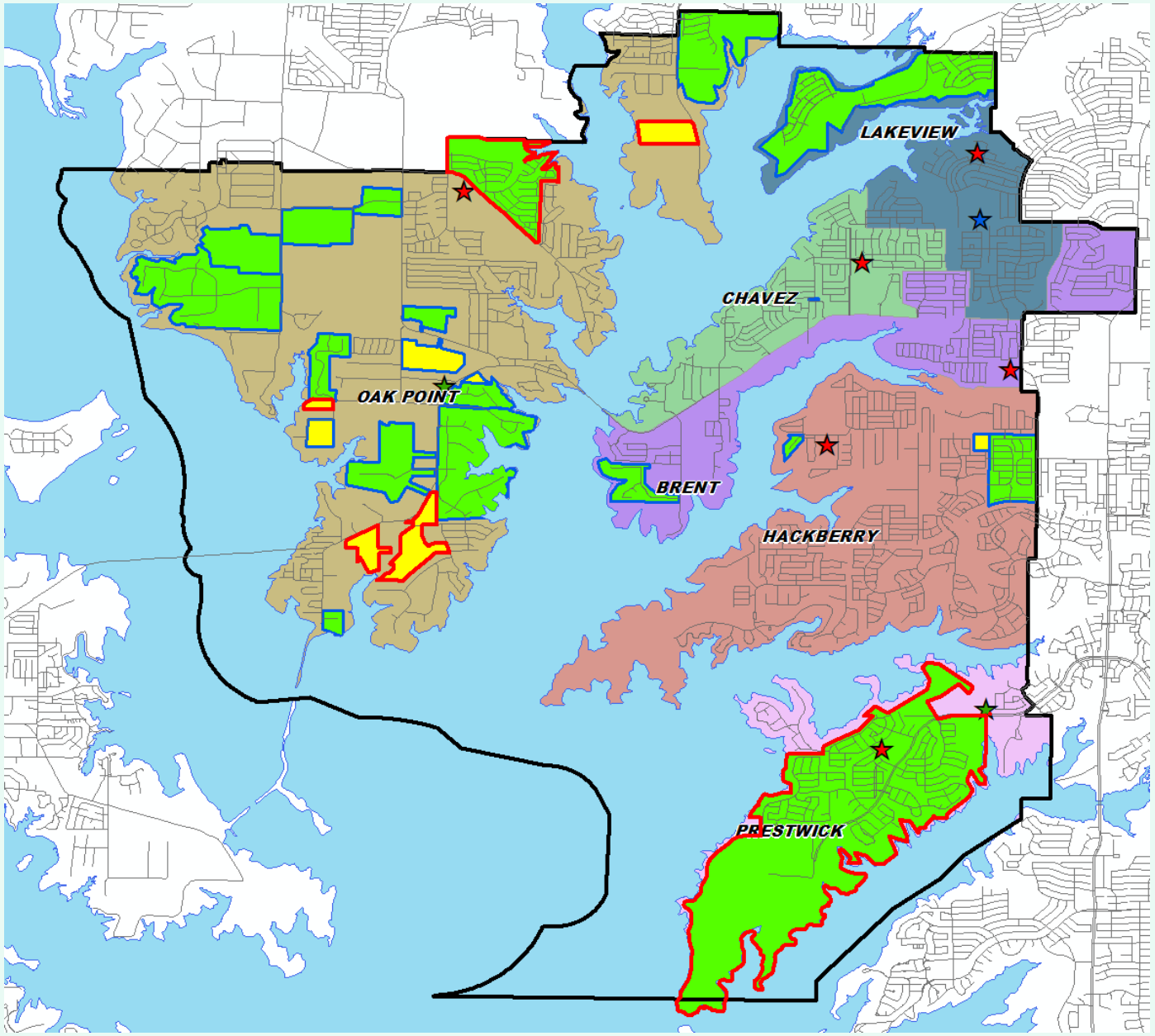
Third highest activity in the category

District Housing Overview

- The district has 19 actively building subdivisions
- Within LEISD there are 7 future subdivisions in various stages of planning
- Of these, groundwork is underway on about 839 lots within 7 subdivisions
- 1,099 lots have been delivered in the 3rd quarter

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



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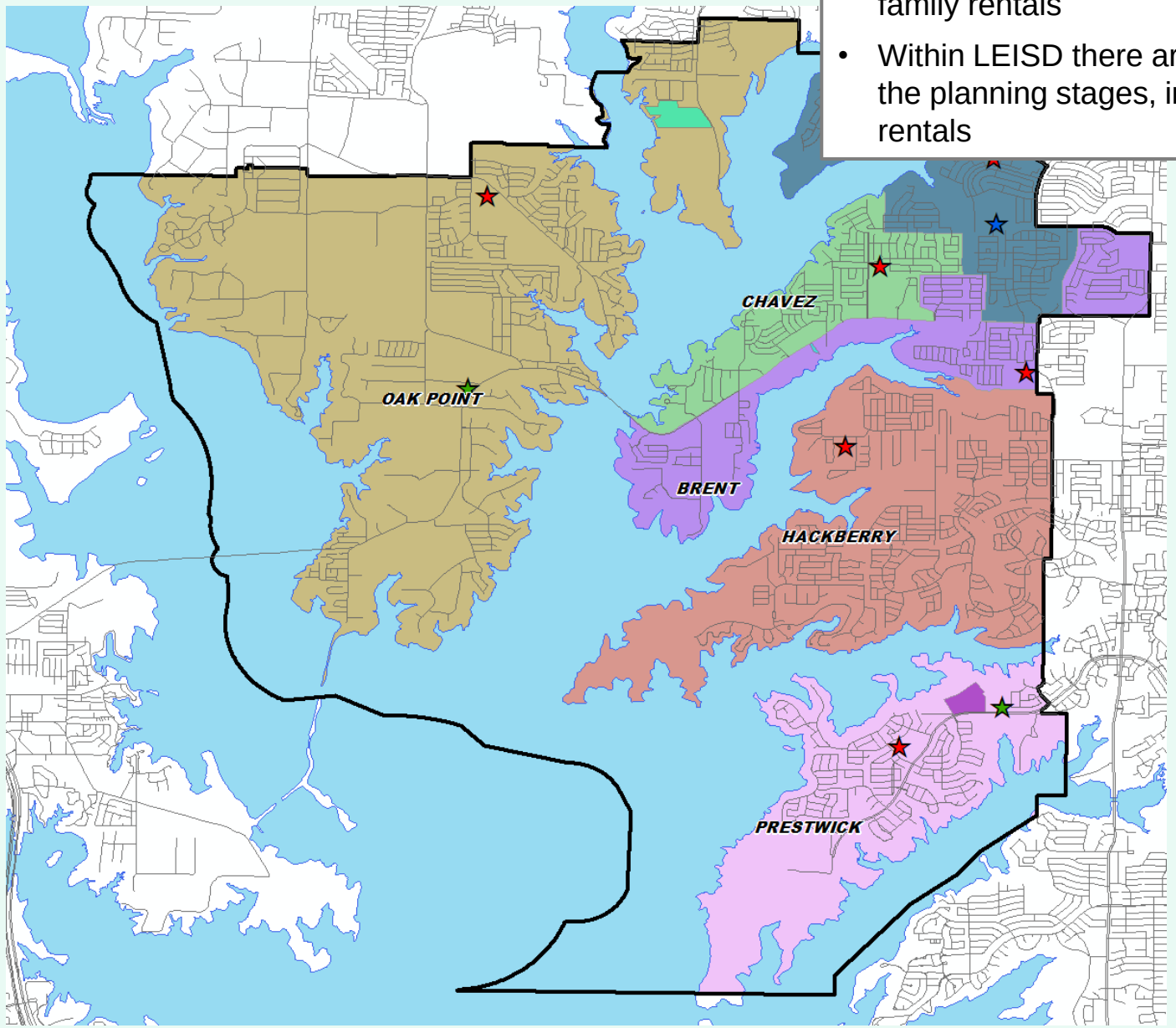
District Multi-Family Overview

- The district has 159 multi-family units under construction across the district, in the form of single-family rentals
- Within LEISD there are 266 future multi-family units in the planning stages, including 221 single-family rentals



Multi-Family Developments

- MF Under construction
- Future Multi-Family

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Residential Activity

South Oak

- 520 total lots
- 284 future lots
- 14 vacant developed lots
- 29 homes under construction
- 188 homes occupied
- Phase 3 (284 lots) groundwork underway, nearing completion
- Building 70-80 homes per year
- Student Yield: .138

North Shore at Lakewood Village

- 80 total future lots
- Preliminary plat approved Feb 2022
- Groundwork underway

Lakewood Village

- 148 total future lots
- Groundwork currently underway
- First residents anticipated fall 2025

Residential Activity

October 2023

Residential Activity

Northlake Estates

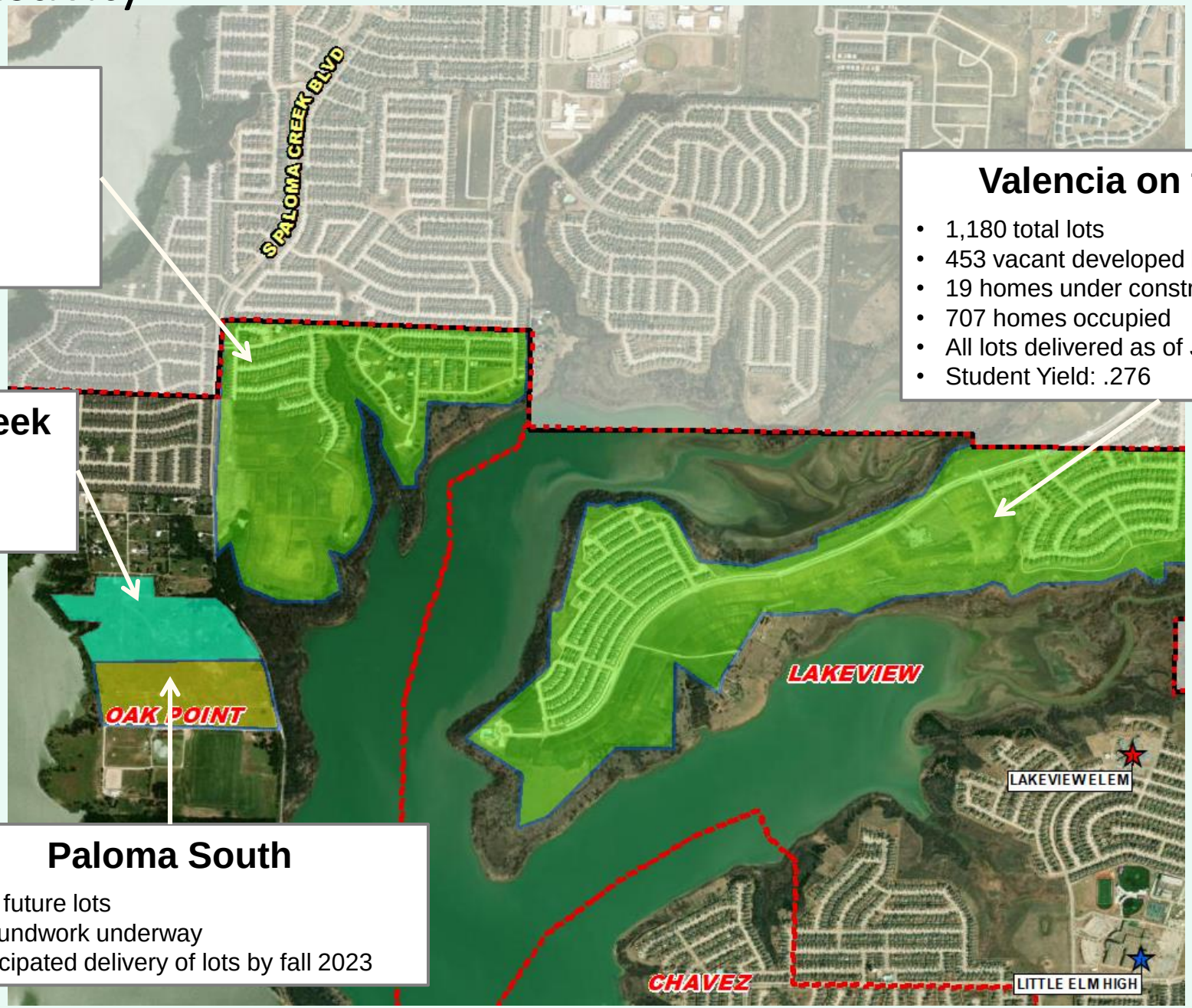
- 749 total lots
- 245 vacant developed lots
- 83 homes under construction
- 408 homes occupied
- Student Yield: .397

Valencia on the Lake

- 1,180 total lots
- 453 vacant developed lots
- 19 homes under construction
- 707 homes occupied
- All lots delivered as of July 2023
- Student Yield: .276

parcHaus at Paloma Creek

- 221 future family rental units
- Groundwork underway
- Anticipated opening of 2025



Paloma South

- 212 future lots
- Groundwork underway
- Anticipated delivery of lots by fall 2023

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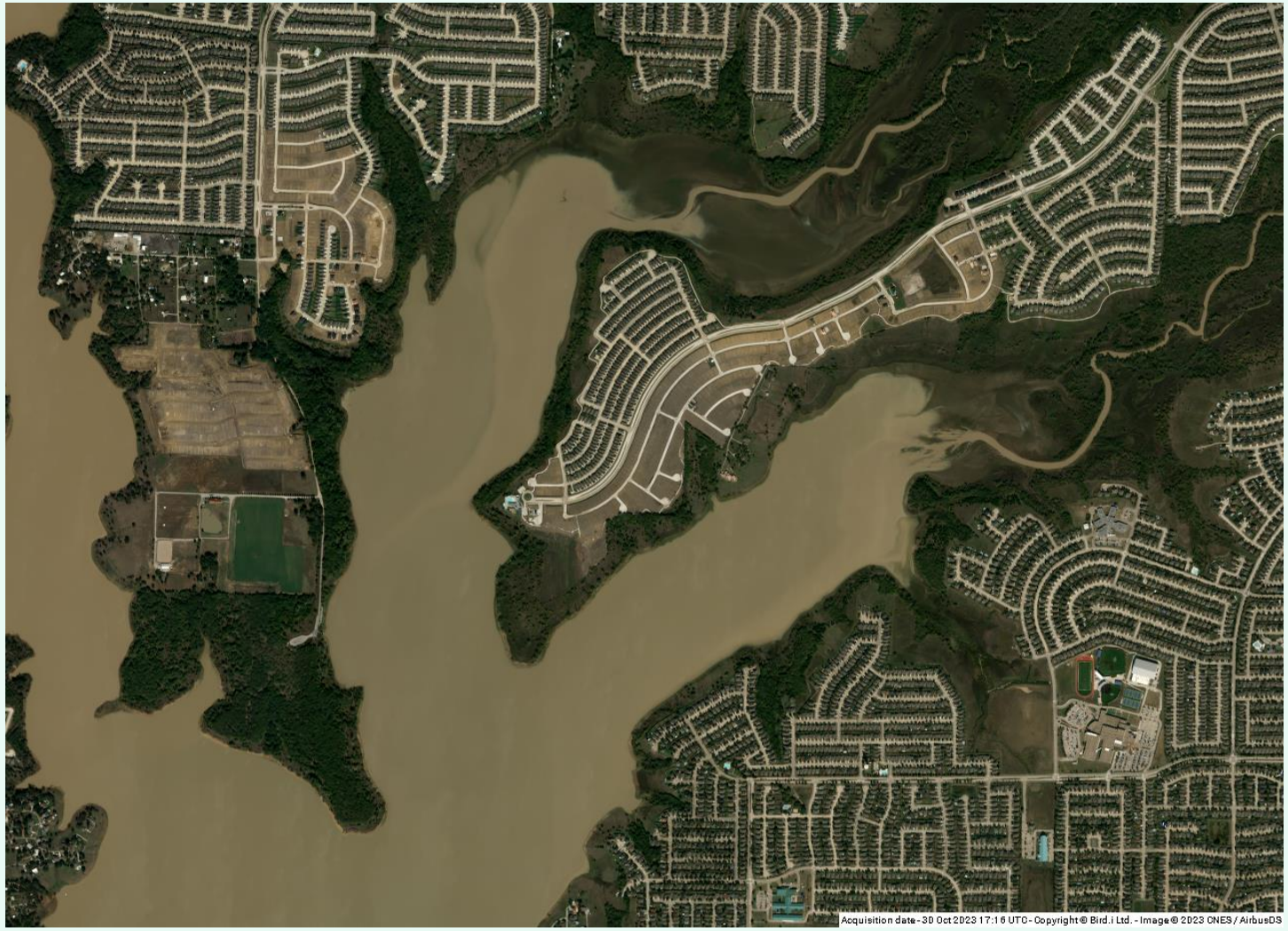
Residential Activity

October 2023



Residential Activity

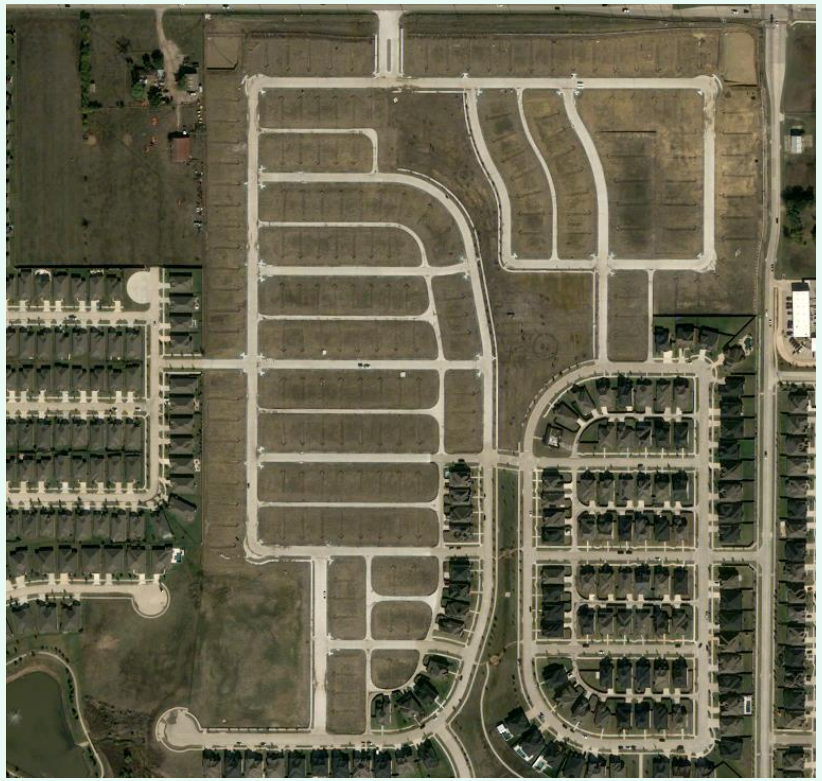
Villages of Crestwood

- 351 total lots
- 50 future lots
- 201 vacant developed lots
- 109 homes occupied
- Student Yield: .147

The Rose Place

- 34 total future lots

October 2023



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
2019/20	45	180	600	623	611	605	620	616	639	629	630	659	570	556	482	8,065	278	3.6%
2020/21	42	154	579	611	626	588	577	601	622	650	645	687	621	561	544	8,108	43	0.5%
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2023/24	60	164	624	563	631	597	626	562	611	604	645	670	658	621	579	8,215	-136	-1.6%
2024/25	60	164	663	643	572	631	598	628	572	623	613	677	583	625	602	8,254	39	0.5%
2025/26	60	164	610	695	660	581	639	606	628	581	626	644	589	554	606	8,243	-11	-0.1%
2026/27	60	164	658	639	713	669	591	644	597	637	584	657	560	560	537	8,270	27	0.3%
2027/28	60	164	644	689	655	723	680	597	630	607	640	613	572	532	543	8,349	79	1.0%
2028/29	60	164	649	675	703	664	735	685	588	625	610	672	533	543	516	8,422	73	0.9%
2029/30	60	164	648	673	683	706	668	742	675	584	628	641	585	506	527	8,490	68	0.8%
2030/31	60	164	651	675	682	682	711	670	732	672	587	659	558	556	491	8,550	60	0.7%
2031/32	60	164	655	679	683	680	688	713	661	729	676	616	573	530	539	8,646	96	1.1%
2032/33	60	164	655	683	687	688	685	690	704	658	733	710	536	544	514	8,711	65	0.8%
2033/34	60	164	654	681	692	692	694	687	681	700	662	770	618	509	528	8,792	81	0.9%

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

Ten Year Forecast by Campus

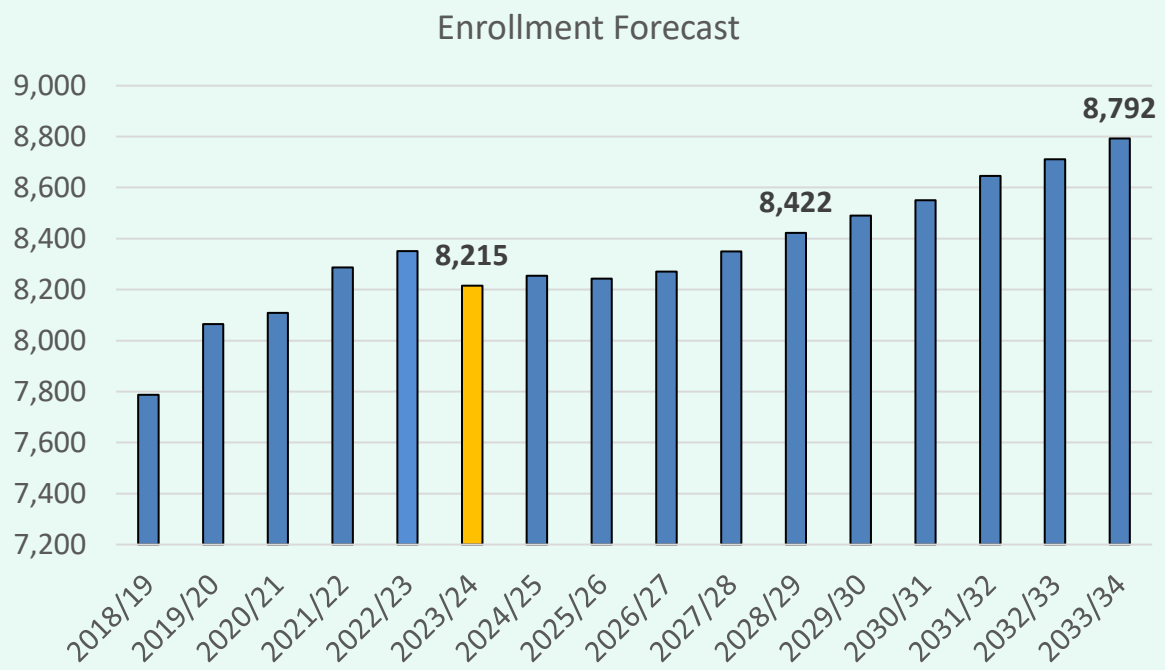
	Maximum	Functional	Fall	Projections									
Campus	Capacity	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2031/33	2031/34
Zellars Early Childhood Center	600	600	200	200	200	200	200	200	200	200	200	200	200
Brent Elementary	914	777	582	562	526	525	517	522	524	518	517	518	519
Chavez Elementary	914	777	421	439	450	460	470	486	480	469	467	460	456
Hackberry Elementary	914	777	617	625	618	635	615	619	610	596	591	587	584
Lakeview Elementary	914	777	561	586	592	599	609	631	638	624	624	612	608
Oak Point Elementary	1,070	910	975	1,046	1,111	1,164	1,229	1,275	1,285	1,284	1,310	1,320	1,337
Prestwick Elementary	834	665	471	501	518	555	572	602	607	604	613	615	620
ELEMENTARY SCHOOL TOTAL	4,726	4,017	3,827	3,959	4,015	4,138	4,212	4,335	4,344	4,295	4,322	4,312	4,324
Elementary Absolute Growth			-78	132	56	123	74	123	9	-49	27	-10	12
Elementary Percent Growth			-2.00%	3.45%	1.41%	3.06%	1.79%	2.92%	0.21%	-1.13%	0.63%	-0.23%	0.28%
Strike Middle School	1,200	1,020	929	872	899	877	930	881	917	929	958	967	940
Walker Middle School	1,200	1,020	930	935	935	940	946	941	969	1,061	1,107	1,127	1,102
MIDDLE SCHOOL TOTAL			1,859	1,807	1,834	1,817	1,876	1,822	1,886	1,990	2,065	2,094	2,042
Middle School Absolute Growth			-67	-52	27	-17	59	-54	64	104	75	29	-52
Middle School Percent Growth			-3.48%	-2.80%	1.49%	-0.93%	3.25%	-2.88%	3.51%	5.51%	3.77%	1.40%	-2.48%
Little Elm High School	2,500	2,125	2,528	2,487	2,393	2,314	2,260	2,264	2,259	2,264	2,258	2,304	2,425
Denton County JJ AEP			1	1	1	1	1	1	1	1	1	1	1
HIGH SCHOOL TOTAL			2,529	2,488	2,394	2,315	2,261	2,265	2,260	2,265	2,259	2,305	2,426
High School Absolute Growth			9	-41	-94	-79	-54	4	-5	5	-6	46	121
High School Percent Growth			0.36%	-1.62%	-3.78%	-3.30%	-2.33%	0.18%	-0.22%	0.22%	-0.26%	2.04%	5.25%
DISTRICT TOTAL			**8,215**	**8,254**	**8,243**	**8,270**	**8,349**	**8,422**	**8,490**	**8,550**	**8,646**	**8,711**	**8,792**
District Absolute Growth			-136	39	-11	27	79	73	68	60	96	65	81
District Percent Growth			-1.63%	0.47%	-0.13%	0.33%	0.96%	0.87%	0.81%	0.71%	1.12%	0.75%	0.93%

Capacity after special programs are taken out

Capacity based on total class rooms

Functional Capacity = 85% of Max Capacity

Key Takeaways



- Little Elm ISD enrollment declined by 136 students across most grade levels
- Higher interest rates and overall housing cost slowing new home starts
- Groundwork is underway on roughly 839 lots across the district
- The district is forecasted to add 450-500 new homes annually for the next 2-3 years
- The district is forecasted to enroll more than 8,422 students in 2027/28, and more than 8,792 students in 2033/34