

CAC Update

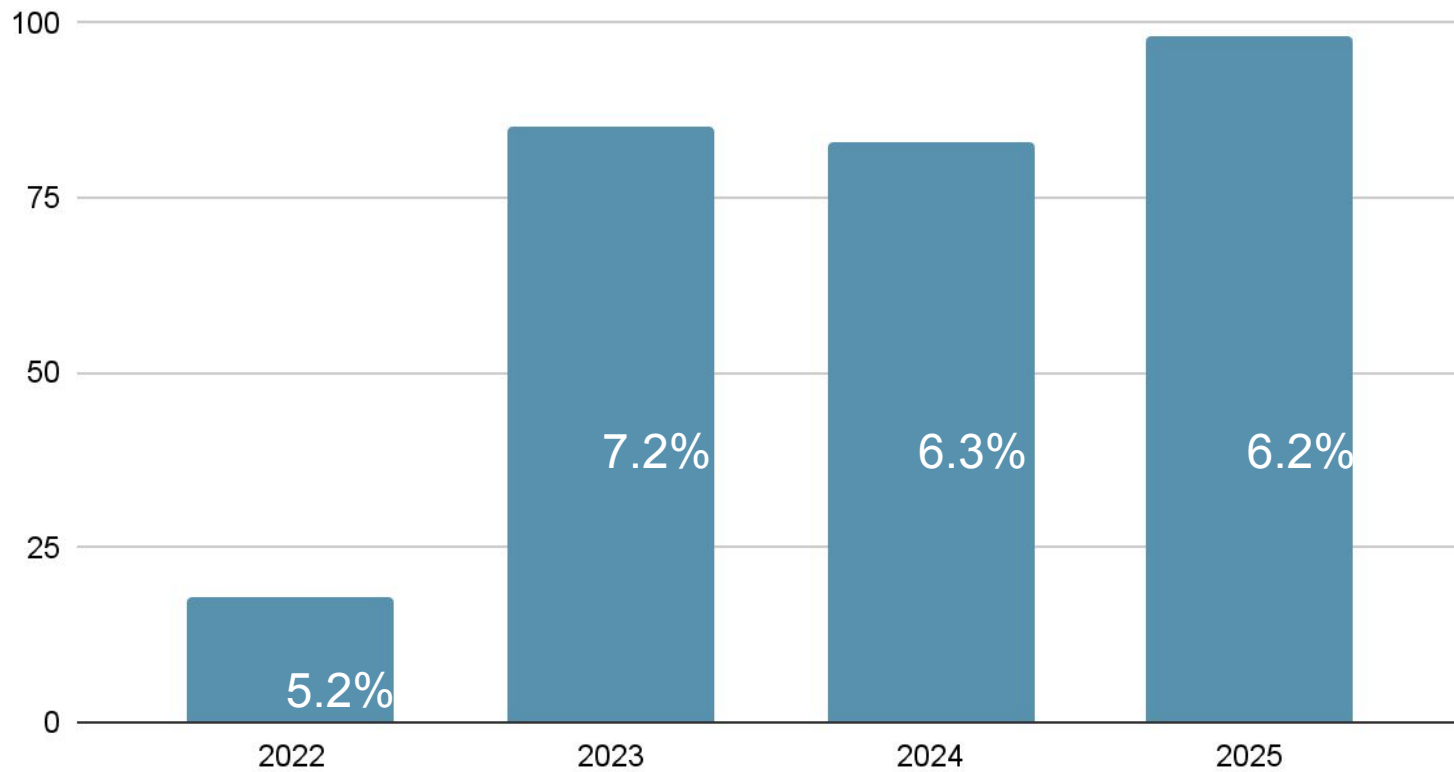
January 14, 2026

GEORGETOWN ISD
BOND2024

The funds necessary to build a school (bond funds) are different than the funds needed to operate a school (general budget).

The conditions for planning school operations have changed since 2023.

Average Days on Market Georgetown



w/30 Year Mortgage Interest Rates

Context

- District revenue never increases UNLESS the school attendance rate increases, more students enroll, the State increases funding or the tax rate increases.
- Unless new revenue comes in, districts do not have additional funds to increase staff pay.
- A district must maintain a healthy fund balance in order to ensure payroll costs are met in the Fall and to offset unexpected expenses.
- Despite growth, opening a new school costs money. High/fast growth can offset those costs.

Opening Schools Costs Money

- Utilities
- Administration
- Staff

Ballpark Operating Cost of ES#12: \$1.5M - \$2.2M

Ballpark Operating Cost of MS#5: \$2.5M - \$3.5M

Comparing the 2023 to 2025 Demographer's Enrollment Projection for 2026-27

	Enrollment
2023 Demographer Projection for 2026-27	14,479
2025 Demographer Projection for 2026-27	14,095
Decrease in Projected Enrollment for 2026-27	384

Comparing the 2023 to 2025 Demographer's Elementary School Enrollment Projection for 2026-27

		2023	2025
		Demographer Projection	
Elementary Campus	Capacity	2026-27	2026-27
Carver	890	825	703
Cooper	693	604	534
Ford	836	612	517
Frost	850	425	406
McCoy	808	526	457
Mitchell	792	773	637
Purl	869	696	620
Village	633	499	442
Williams	850	893	825
Wolf Ranch	850	1,012	947
San Gabriel	850	366	378
Total	8,921	7,231	6,466

 Within 10% of capacity
 Over stated capacity

Comparing the 2023 to 2025 Demographer's Middle School Enrollment Projection for 2026-27

		2023	2025
		Demographer Projection	
Middle Campus	Capacity	2026-27	2026-27
Benold	950	853	828
Forbes	950	796	783
Tippit	850	855	889
Wagner	950	935	804
Total	3,700	3,439	3,304

	Within 10% of capacity
	Over stated capacity

Understanding Projection Differences

- Demographic projections are most accurate in the near term (1-3 years) with factors contributing to differences and forecast adjustments over time.
- Unexpected Economic Slowdown
 - Interest Rates have stayed high and many homeowners are currently in better rates. There are homes on the market, but they are not selling as quickly as in 2023.
 - As a result new homeownership in Georgetown is slowing down and home development has also slowed down.
- Legislative incentives for school choice in 2026

Understanding Projection Differences

(\$3.8M)

Revenue decrease due to the expected 2026-27 enrollment
(14,095) being 384 less than the projection done in 2023
(14,479)

Understanding Projection Differences

GEORGETOWN ISD
GENERAL FUND - BUDGET COMPARISON
2025-26 AND 2026-27 BUDGET
\$000s

Line #		2025 - 2026 Budget	No New Schools No Cuts	Only Open ES#12	Only Open MS#5	Open ES#12 and MS#5
			2026 - 2027 Budget	2026 - 2027 Budget	2026 - 2027 Budget	2026 - 2027 Budget
13	EXPENSES					
14	Salaries & Benefits:					
15	Salaries & Benefits - Last Year	\$ 129,188	\$ 129,188	\$ 129,188	\$ 129,188	\$ 129,188
16	Changes from Last Year:	-				
17	Pay Raises (each 1% cost \$1.3M)	-	-	-	-	-
18	Medical Insurance Cost Increase	-	-	-	-	-
19	Open ES12 and MS5	-	-	2,009	3,077	5,086
20	HS Staffing Efficiency	-	-	(500)	(500)	(500)
21	Raise MS and HS Class Size	-	-	(500)	(500)	(500)
22	Reduction in ARD Facilitators	-	-	(180)	(180)	(180)
23	Rezoning - Reduce 3 APs and 3 Interventionists	-	-	(480)	-	(480)
24	CTE Expansion Courses	-	-	197	197	197
25	Triple Tier Routes - offset budget overage in 25-26	-	-	-	-	-
26	Teacher Retirement System - On-Behalf	8,200	8,200	8,234	8,332	8,428
27	Total Salaries & Benefits	\$ 137,388	\$ 137,388	\$ 137,968	\$ 139,614	\$ 141,239
28						
29	ALLOCATIONS:					
30	Campus and Library	1,247	1,255	1,261	1,264	1,270
31	Departments	20,650	20,650	20,650	20,650	20,650
32	Open ES12 and MS5	-	-	180	240	420
33	Total Allocations	\$ 21,897	\$ 21,905	\$ 22,091	\$ 22,154	\$ 22,340
34						
35	Recapture Payments	8,648	8,648	8,648	8,648	8,648
36	Total Expenses	\$ 167,933	\$ 167,941	\$ 168,707	\$ 170,416	\$ 172,227
37						
38	Change in Fund Balance	\$ 0	\$ 1,249	\$ 1,054	\$ (575)	\$ (1,753)

**LEAD
GROW
SERVE**

**District Comparison of Tax Rates and
Funding Levels per WADA
2025 - 26**

	Hutto	Leander	Liberty Hill	Pflugerville	Round Rock	Georgetown
M&O Rate - Tier 1	\$ 0.62	\$ 0.62	\$ 0.59	\$ 0.62	\$ 0.63	\$ 0.61
M&O Rate - Tier 2 (Golden)	0.08	0.08	0.08	0.08	0.08	0.08
M&O Rate - Tier 2 (Copper)	0.06	0.06	0.07	0.09	-	-
Total M&O Rate	\$ 0.76	\$ 0.76	\$ 0.74	\$ 0.79	\$ 0.71	\$ 0.69
Total Funding Per WADA	\$ 7,918	\$ 8,030	\$ 7,993	\$ 8,103	\$ 7,673	\$ 7,735
Funding Above GISD with GISD's WADA	\$ 3,436,806	\$ 5,567,454	\$ 4,863,771	\$ 6,942,089	\$ (1,182,227)	

Staff pay raises cost approximately \$1.3M per every 1% increase.

Each copper penny is worth approximately \$900,000 to GISD.

Options & Budget Implications for Opening Schools

OPEN BOTH SCHOOLS <i>as scheduled in 2026</i>	OPEN ES ONLY	OPEN MS ONLY	DELAY OPENING SCHOOLS
• Finish rezoning for ES & MS	+ Some cost savings	+ Modified rezoning alleviates crowding at Wolf Ranch ES	+ Maximum cost savings
+ Builds capacity for enrollment at other campuses	- Tippit MS exceeds capacity	+ Relief for Tippit MS	+ Best opportunity to maintain a balanced budget
- Minimizes funding that could be allocated for teacher/staff pay raises	- Current elementary schools have more capacity	- Not as much cost savings as opening ES 12 only	- Tippit MS exceeds capacity and delayed rezoning efforts except for Wolf Ranch ES
Financial Outlook: \$1.75M projected budget deficit 22% Fund Balance Assumes expenditure reductions and no staff raises	Financial Outlook: \$1.05M projected budget surplus 24% Fund Balance Assumes expenditure reductions & potential for staff raises	Financial Outlook: \$575K projected budget deficit 23% Fund Balance Assumes expenditure reductions and no staff raises	Financial Outlook: \$1.25M projected budget surplus 24% Fund Balance Assumes no expenditure reductions; potential for staff raises

Change in Strategy for Building for Growth

Move from our previous practice of building schools ahead of growth and allow schools to near capacity before calling for new bonds.

Estimated Cost of Waiting One Year to Construct New Schools

Increased Bond Cost from Higher Interest Rates - \$25M

Inflation Raises Costs of Construction,
FF&E, Fees, etc. This Cost then has to be
Financed

- \$15M

Incremental Cost - \$40M*

**represents the estimated cost associated with waiting to construct new schools if the 2024 bond had not passed*

**LEAD
GROW
SERVE**

What would be next if a school opening is delayed?

- Continue to follow demographic projections for the next year to make school opening decisions.
- Plan to open both schools in Fall of 2027
- Plan to open the high school in Fall of 2028
- Continue to discuss a VATRE (Voter Approved Tax Ratification Election) to equalize revenue
- Measure the impact of open-enrollment on enrollment revenue

Q+A

Continue to send your questions to use via Let's Talk:

<https://bit.ly/2024BondQuestions>

What's Next



GEORGETOWN ISD
BOND2024

Stay up to date on projects at
www.georgetownisd.org/bond

(or scan the QR Code at left)

Future CAC Updates

- TBD

Coming Up

- Adopt New Attendance Zones - February
- State of the District - March 6

Bond Projects Update

GEORGETOWN ISD
BOND2024

ONGOING PROJECTS

- **Elementary School #12 - May 2026 Delivery**
- **Middle School #5 - May 2026 Delivery**
- **High School #4 - May 2028 Delivery**

High School #4



ES #12 & MS #5



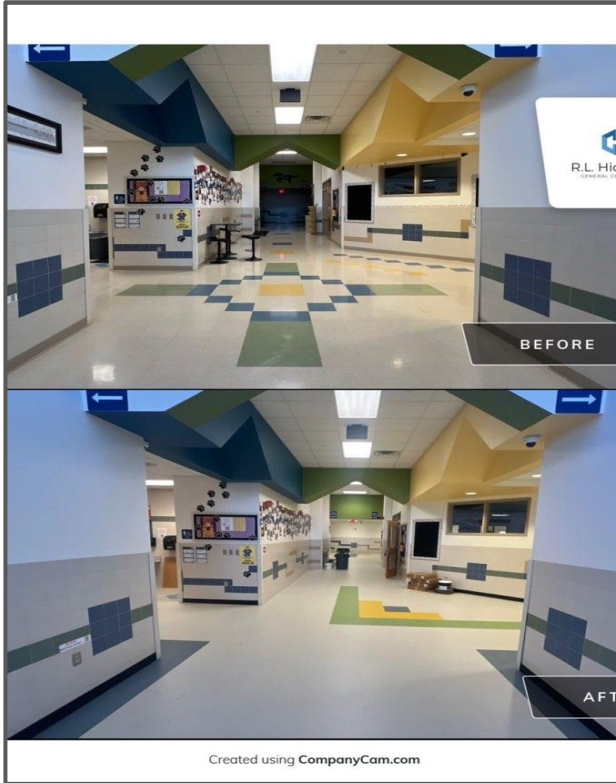
American 
Constructors

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COMPLETED PROJECTS

- **Renovate Old Benold MS into New Frost ES**
- **Cooper ES & Ford ES - Replace Fire Alarm systems**
- **Cooper ES - Replace Playground Equipment**
- **Cooper ES - Corridor Painting and Flooring Replacement**
- **Mitchell ES - Corridor Flooring Replacement**
- **Village ES - Corridor Flooring Replacement**
- **Forbes MS - Corridor Painting and Flooring Replacement**
- **Ford ES - Corridor Painting**

Mitchell ES



Forbes MS



UPCOMING PROJECTS

- **Forbes MS - Weight Room & Fine Arts Addition**
 - **Construction Begins Spring 2026**
 - **Estimated Completion August/September 2026**
- **EVHS - Performing Arts Center & Field House Additions**
 - **Construction Begins Fall 2026**
 - **Estimated Completion Summer 2028**
- **GHS South Hall HVAC Replacement Spring / Summer 2026**

EVHS Performing Arts Center Addition



EVHS Performing Arts Center Addition



EVHS Field House Addition



Forbes MS Weight Room Addition



WEIGHT ROOM
INTERIOR

Forbes MS Fine Arts Addition



SUMMER 2026 PROJECTS

- **Cooper ES - Classroom Painting and Flooring Replacement**
- **Mitchell ES - Classroom Flooring Replacement**
- **Village ES - Classroom Flooring Replacement**
- **Forbes MS - Classroom Painting and Flooring Replacement**
- **Ford ES - Classroom Painting**
- **EVHS - Classroom Painting and Flooring Replacement**
- **EVHS - Fire Alarm Replacement**
- **Cooper ES - LED Lighting Upgrades**
- **Village ES- LED Lighting Upgrades**
- **Ford ES - LED Lighting Upgrades**