

*Eagle Mountain-
Saginaw
Independent
School
District*



Quarterly
Report
4Q15

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



TEMPLETON
DEMOGRAPHICS

Economic Conditions – DFW Area (December 2015)

2.9%

99,000 new jobs
National rate 1.8%



Job Growth

**Unemployment
Rate**



U.S. 4.8%
Texas 4.2%
DFW MSA 3.7%
Fort Worth 3.7%

-0.2%

26,840

2,713 more
than 2014



**Annualized
Home Starts**



DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q15

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,934	2,818	3,977	8,450
2	Denton ISD	1,894	1,675	3,033	16,140
3	Prosper ISD	1,723	1,385	2,874	32,944
4	Northwest ISD	1,223	1,148	1,921	22,597
5	Dallas ISD	1,235	1,015	2,234	5,949
6	Lewisville ISD	1,320	1,007	2,151	2,989
7	Keller ISD	953	959	960	2,282
8	Eagle Mtn. - Saginaw ISD	943	868	1,297	19,588*
9	Little Elm ISD	1,075	856	1,556	4,746
10	Rockwall ISD	709	643	1,819	8,330
11	Wylie ISD	664	539	884	4,612
12	Mansfield ISD	635	526	1,028	5,509
13	McKinney ISD	591	509	1,219	6,868
14	Crowley ISD	559	495	1,220	8,031
15	Allen ISD	488	467	644	2,063
16	Plano ISD	481	445	945	2,877
17	Forney ISD	425	439	654	12,260
18	Midlothian ISD	461	432	1,255	20,908
19	Burleson ISD	480	417	642	3,324
20	HEB ISD	424	411	438	4,909

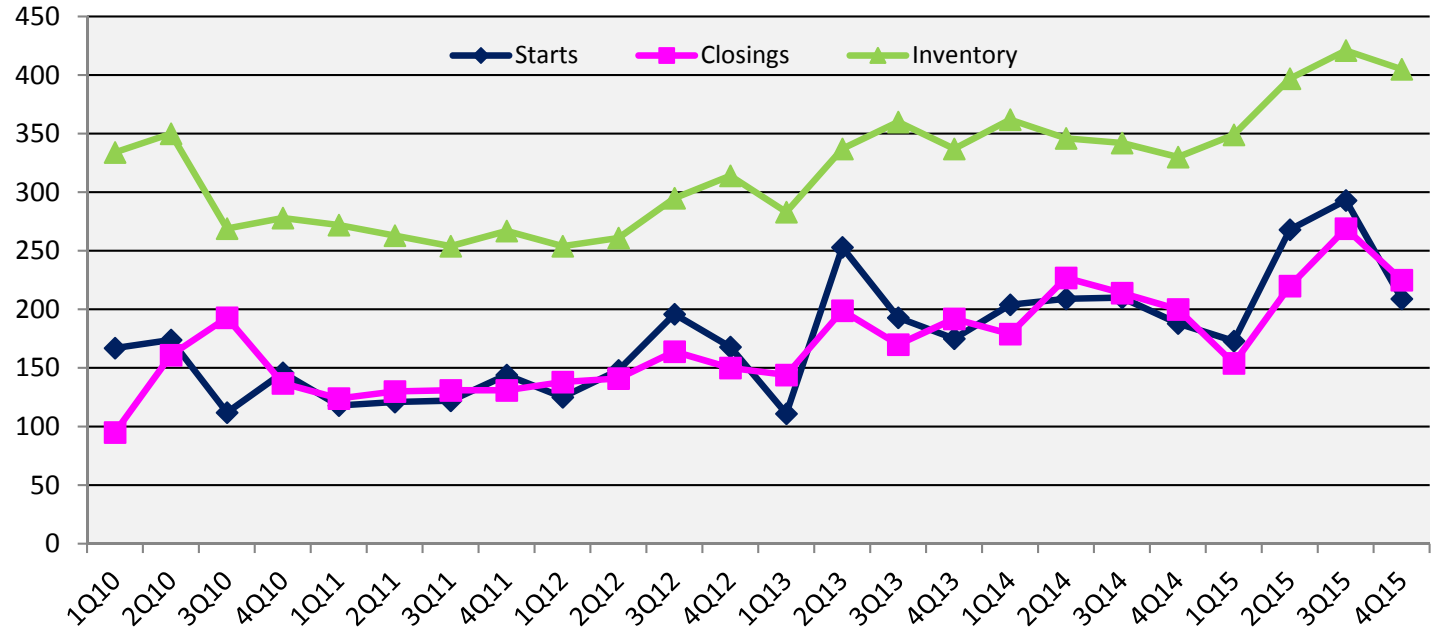
* Based on additional Templeton Demographics housing research





New Housing Activity

EMS ISD



Starts	2010	2011	2012	2013	2014	2015
1Q	167	118	125	112	205	173
2Q	177	121	148	253	209	268
3Q	112	122	196	193	210	293
4Q	144	144	168	176	188	209
Total	600	505	637	734	812	943

Closings	2010	2011	2012	2013	2014	2015
1Q	95	123	138	144	181	154
2Q	161	130	141	199	227	220
3Q	193	131	164	171	214	269
4Q	136	131	150	195	200	225
Total	585	515	593	709	822	868

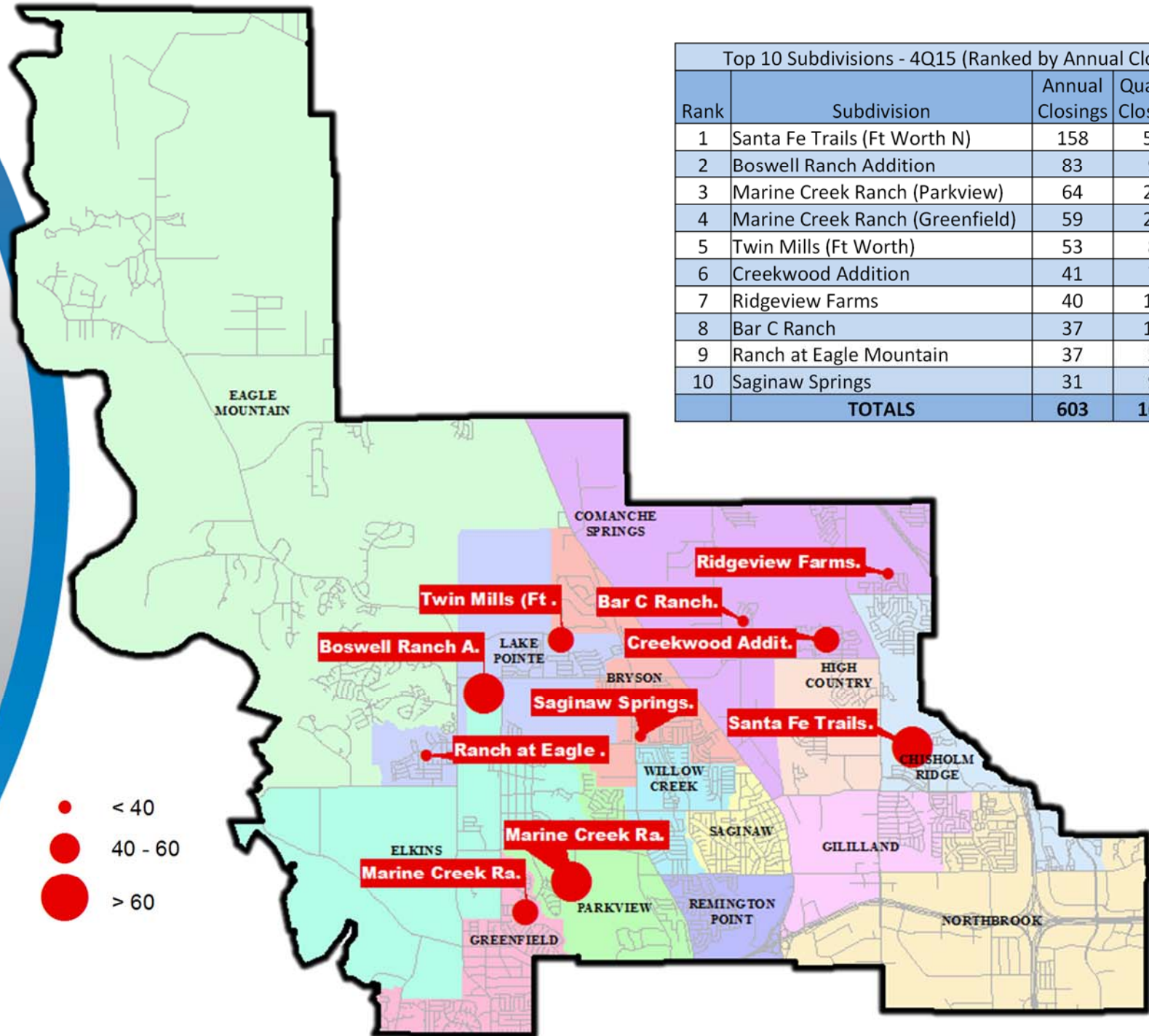
- EMS ISD had 943 new home starts in 2015, 131 more than 2014, a rise of 16%
- The district had 46 more home closings in 2015 than in 2014
- EMS ISD had the most new home closings in 7 years
- New home inventory is in a good position to maintain the current closing rate





Annual Closing Distribution 4Q14

Top 10 Subdivisions - 4Q15 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Closings	Quarter Closings	VDL
1	Santa Fe Trails (Ft Worth N)	158	50	153
2	Boswell Ranch Addition	83	9	4
3	Marine Creek Ranch (Parkview)	64	22	77
4	Marine Creek Ranch (Greenfield)	59	20	20
5	Twin Mills (Ft Worth)	53	8	7
6	Creekwood Addition	41	7	42
7	Ridgeview Farms	40	12	6
8	Bar C Ranch	37	18	155
9	Ranch at Eagle Mountain	37	5	54
10	Saginaw Springs	31	9	90
TOTALS		603	160	608

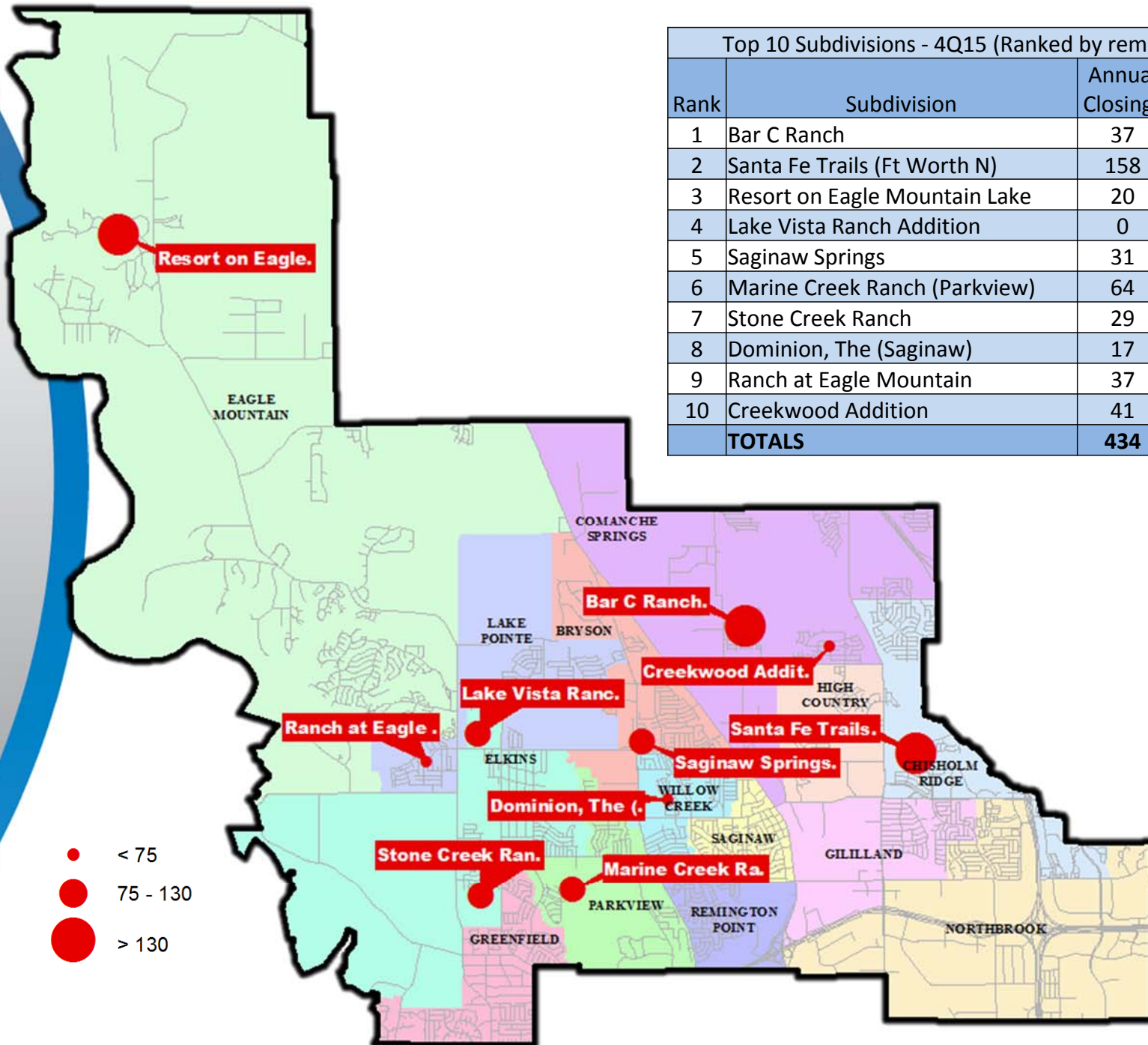


- < 40
- 40 - 60
- > 60





Vacant Developed Lots 4Q14



Top 10 Subdivisions - 4Q15 (Ranked by remaining VDL)

Rank	Subdivision	Annual Closings	VDL	Future
1	Bar C Ranch	37	155	814
2	Santa Fe Trails (Ft Worth N)	158	153	0
3	Resort on Eagle Mountain Lake	20	150	160
4	Lake Vista Ranch Addition	0	125	372
5	Saginaw Springs	31	90	0
6	Marine Creek Ranch (Parkview)	64	77	963
7	Stone Creek Ranch	29	77	466
8	Dominion, The (Saginaw)	17	71	0
9	Ranch at Eagle Mountain	37	54	405
10	Creekwood Addition	41	42	102
TOTALS		434	994	3,282

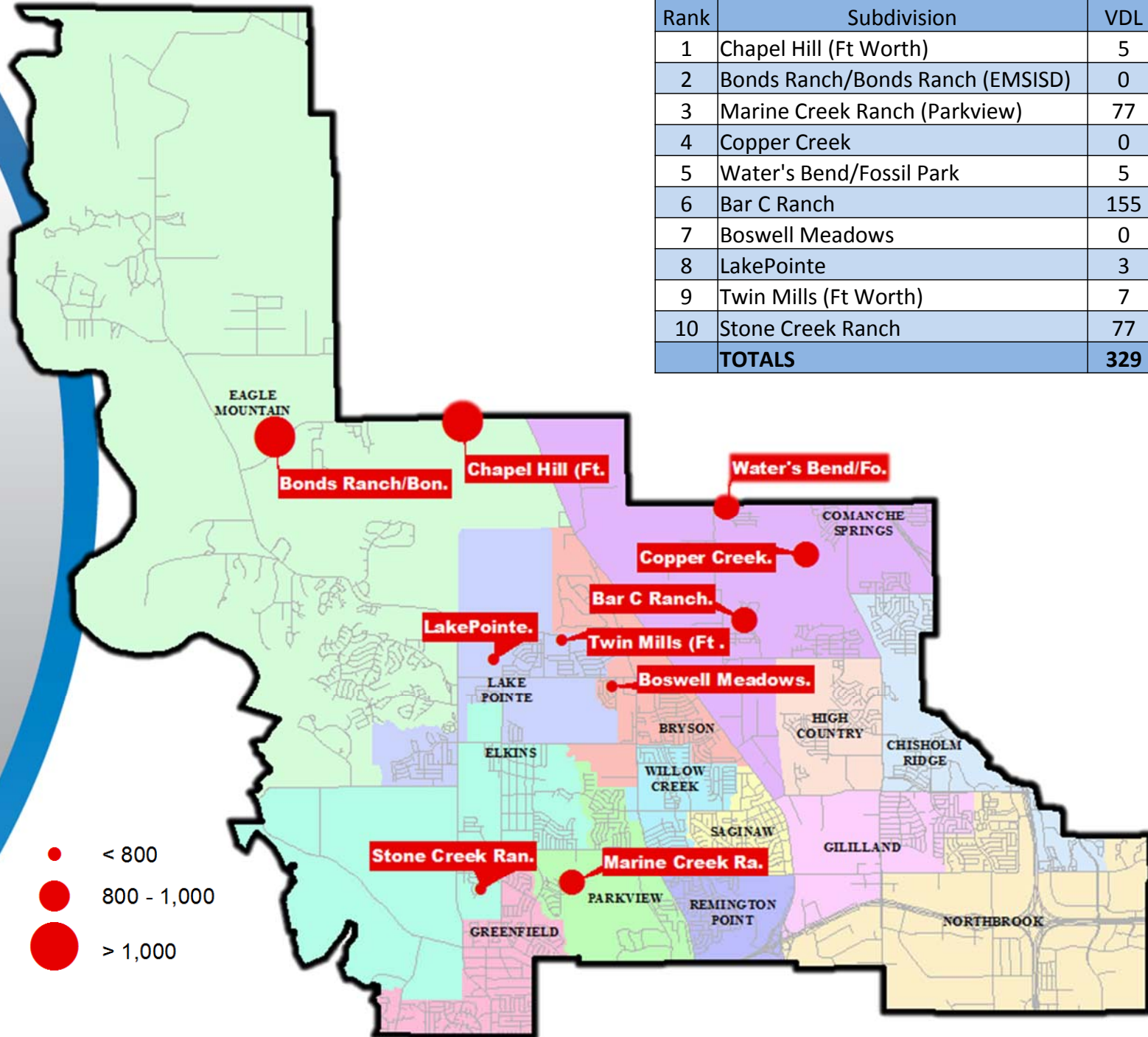
- < 75
- 75 - 130
- > 130





Future Lots 4Q14

Top 10 Subdivisions - 4Q15 (Ranked by Future Inventory)			
Rank	Subdivision	VDL	Future
1	Chapel Hill (Ft Worth)	5	4,713
2	Bonds Ranch/Bonds Ranch (EMSISD)	0	3,523
3	Marine Creek Ranch (Parkview)	77	963
4	Copper Creek	0	959
5	Water's Bend/Fossil Park	5	942
6	Bar C Ranch	155	814
7	Boswell Meadows	0	707
8	LakePointe	3	607
9	Twin Mills (Ft Worth)	7	503
10	Stone Creek Ranch	77	466
TOTALS		329	14,197








Overall Housing Data

By Elementary Attendance Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	57	16	51	11	38	91	970
CHISHOLM RIDGE	197	57	158	50	86	153	693
COMANCHE SPRINGS	160	35	139	42	77	208	3,219
EAGLE MOUNTAIN	63	13	74	18	32	289	9,746
ELKINS	82	39	46	24	52	228	1,410
GILILLAND	0	0	0	0	0	0	0
GREENFIELD	72	11	68	20	23	41	219
HIGH COUNTRY	4	1	4	0	1	3	141
LAKE POINTE	196	13	221	26	40	84	1,635
NORTHBROOK	0	0	0	0	0	0	41
PARKVIEW	71	13	81	22	40	94	1,390
REMINGTON POINT	0	0	0	0	0	0	0
SAGINAW	2	1	3	1	0	2	0
WILLOW CREEK	39	10	23	11	16	104	124
Grand Total	943	209	868	225	405	1,297	19,588

 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category



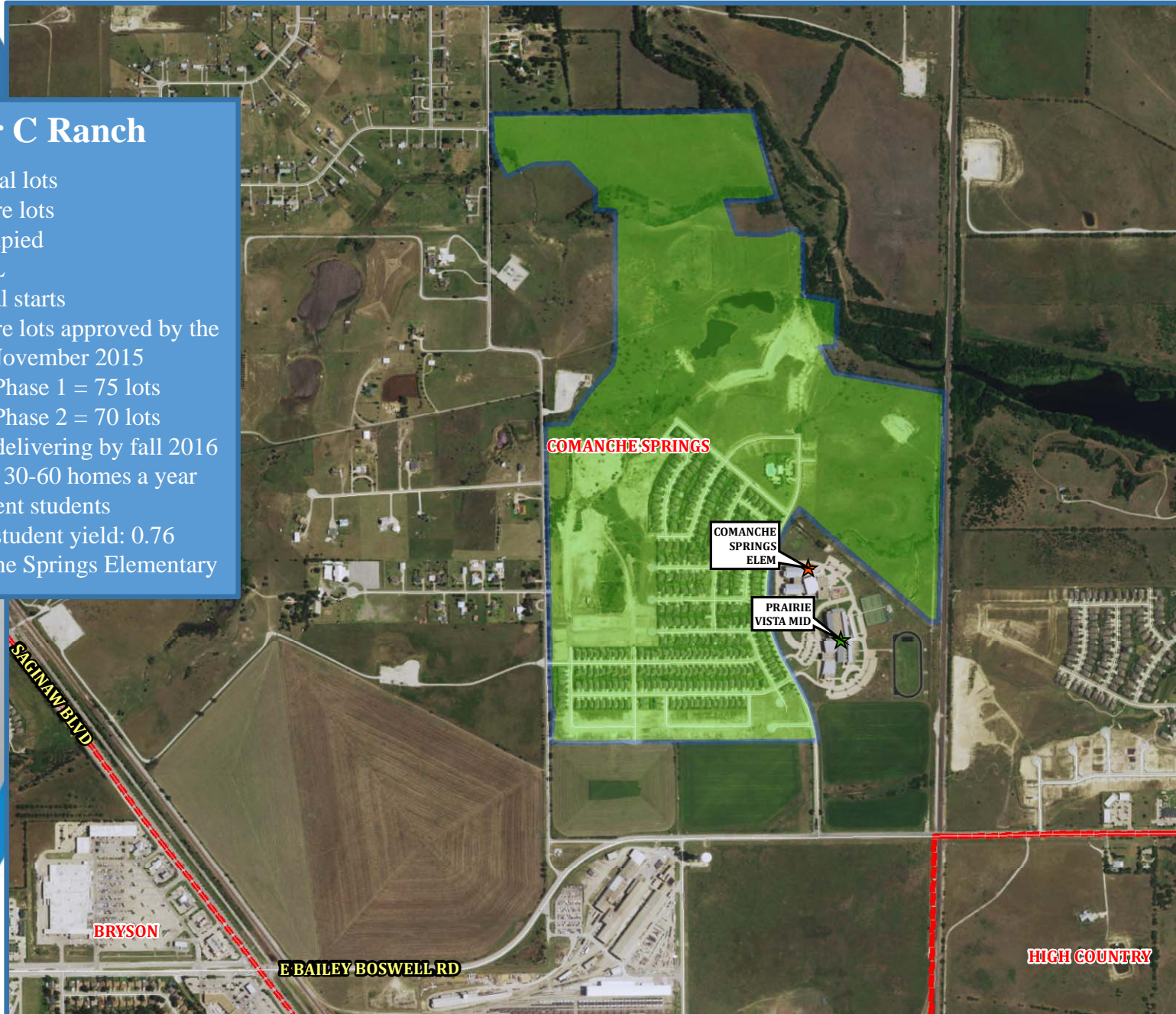


Active Development

Bar C Ranch – City of Ft. Worth

Bar C Ranch

- 1,328 total lots
- 814 future lots
- 329 occupied
- 155 VDL
- 66 annual starts
- 145 future lots approved by the City in November 2015
 - Phase 1 = 75 lots
 - Phase 2 = 70 lots
- Phase 1 delivering by fall 2016
- Building 30-60 homes a year
- 251 current students
- Current student yield: 0.76
- Comanche Springs Elementary





Future Development

Copper Creek – City of Ft. Worth



Copper Creek

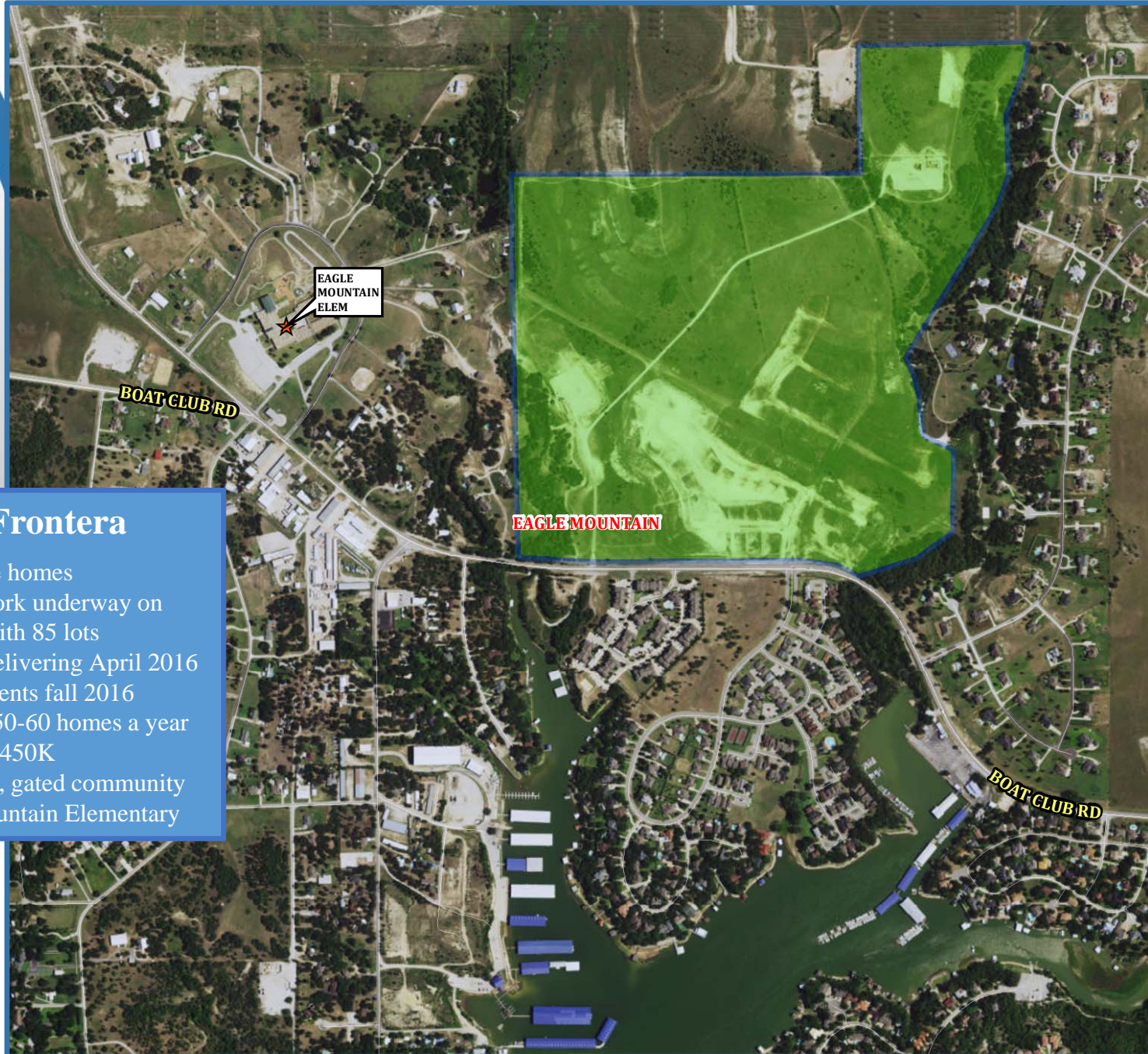
- 959 future homes
- Groundwork underway on Phase 1 with 218 lots
- Phase 1 delivering fall 2016
- First residents early 2017
- Comanche Springs Elementary





Future Development

La Frontera – City of Fort Worth



La Frontera

- 409 future homes
- Groundwork underway on Phase 1 with 85 lots
- Phase 1 delivering April 2016
- First residents fall 2016
- Building 50-60 homes a year
- \$350K - \$450K
- Large lots, gated community
- Eagle Mountain Elementary





Future Development

Spring Creek – City of Saginaw



Spring Creek

- Plat for 94 future lots in Phase 2 is under review with the City of Saginaw
- 2-3 commercial lots are also under review in Spring Creek
- 80 current students
- Current student yields: 0.71
- High Country Elementary

Mariposa at Spring Hollow

- 194-unit apartment complex under construction
- Age restricted community
- Opening August 2016



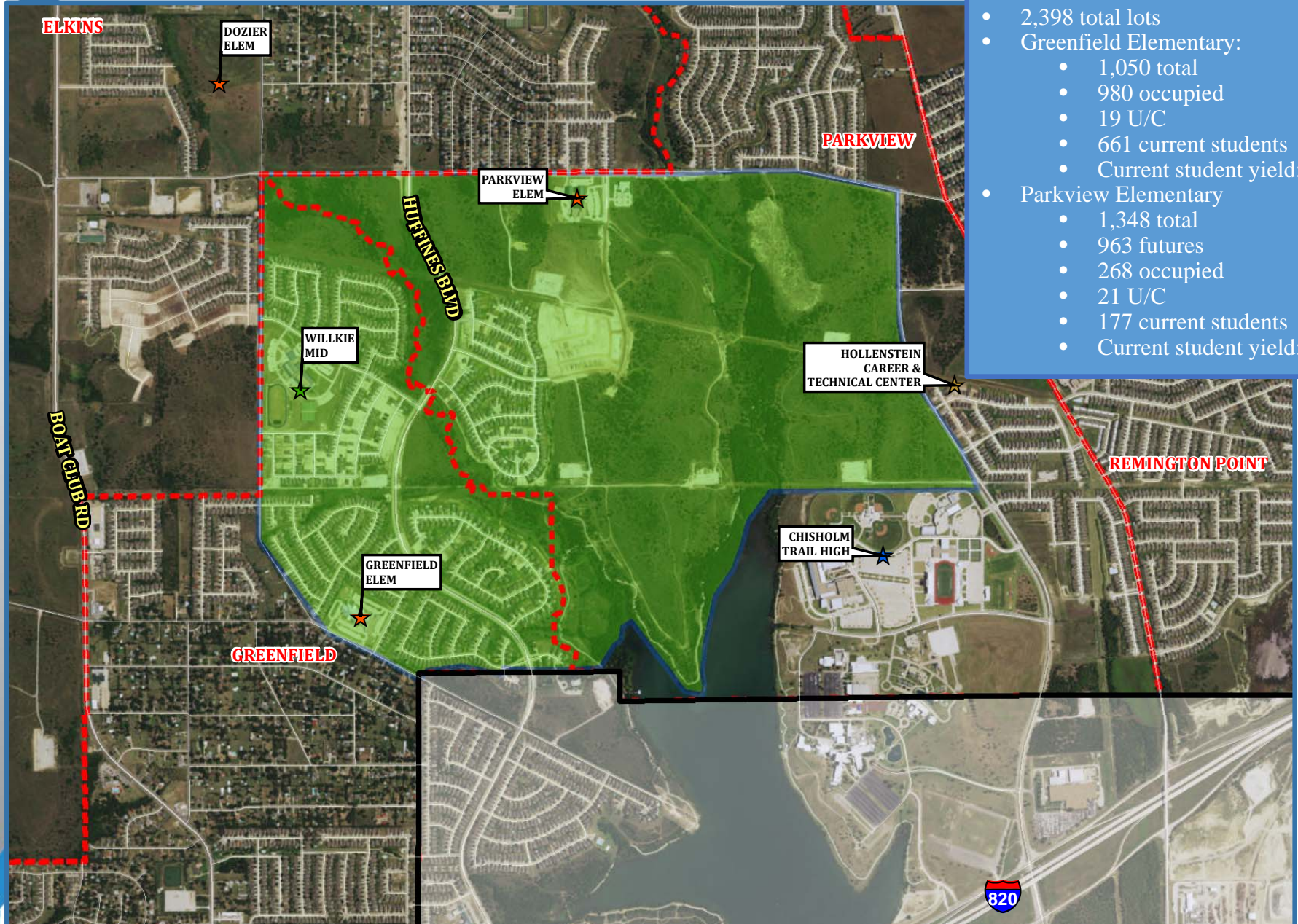


Active Subdivision

Marine Creek Ranch – City of Ft. Worth

Marine Creek Ranch

- 2,398 total lots
- Greenfield Elementary:
 - 1,050 total
 - 980 occupied
 - 19 U/C
 - 661 current students
 - Current student yield: 0.67
- Parkview Elementary
 - 1,348 total
 - 963 futures
 - 268 occupied
 - 21 U/C
 - 177 current students
 - Current student yield: 0.66





Active Subdivision

Lake Vista Ranch – City of Ft. Worth



Lake Vista Ranch

- 505 total lots
- 124 delivered lots
- Model home complete, homebuilding starting
- First residents summer 2016
- \$170K-\$245K
- Elkins Elementary



Ten Year Forecast

By Grade Level

	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	Total %
2011/12	521	1,385	1,368	1,359	1,391	1,339	1,289	1,401	1,333	1,298	1,280	1,301	1,056	834	17,155		
2012/13	486	1,436	1,449	1,365	1,365	1,392	1,352	1,337	1,399	1,351	1,388	1,260	1,214	934	17,728	573	3.34%
2013/14	446	1,413	1,485	1,417	1,386	1,356	1,430	1,419	1,366	1,389	1,422	1,359	1,198	1,111	18,197	469	2.65%
2014/15	458	1,300	1,503	1,520	1,406	1,400	1,373	1,474	1,453	1,367	1,528	1,433	1,323	1,121	18,659	462	2.54%
2015/16	430	1,285	1,352	1,528	1,562	1,447	1,472	1,422	1,533	1,504	1,517	1,540	1,402	1,218	19,212	553	2.96%
2016/17	430	1,343	1,363	1,404	1,574	1,620	1,513	1,569	1,485	1,588	1,635	1,496	1,488	1,283	19,791	579	3.01%
2017/18	430	1,373	1,431	1,415	1,451	1,637	1,690	1,525	1,640	1,538	1,741	1,615	1,453	1,370	20,309	518	2.62%
2018/19	430	1,433	1,466	1,493	1,457	1,513	1,703	1,683	1,592	1,690	1,697	1,715	1,572	1,356	20,801	491	2.42%
2019/20	430	1,490	1,532	1,532	1,553	1,524	1,581	1,712	1,754	1,652	1,851	1,672	1,666	1,442	21,391	591	2.84%
2020/21	430	1,531	1,595	1,590	1,585	1,605	1,585	1,595	1,800	1,830	1,814	1,829	1,628	1,531	21,949	558	2.61%
2021/22	430	1,568	1,629	1,649	1,646	1,647	1,661	1,601	1,687	1,878	1,980	1,776	1,771	1,497	22,420	470	2.14%
2022/23	430	1,599	1,673	1,684	1,702	1,710	1,716	1,676	1,688	1,769	2,027	1,945	1,715	1,625	22,960	540	2.41%
2023/24	430	1,647	1,713	1,731	1,739	1,767	1,777	1,736	1,761	1,751	1,923	2,008	1,882	1,609	23,474	514	2.24%
2024/25	430	1,695	1,753	1,774	1,787	1,810	1,842	1,796	1,813	1,824	1,898	1,894	1,960	1,769	24,044	570	2.43%
2025/26	430	1,740	1,809	1,817	1,834	1,863	1,885	1,862	1,885	1,886	2,019	1,910	1,876	1,852	24,668	624	2.59%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- EMS ISD will reach 20,000 enrollment in the fall of 2017
- 5 year growth = 2,737 students
- 2020/21 enrollment = 21,949 students
- 10 year growth = 5,456 students
- 2025/26 enrollment = 24,668 students



Ten Year Forecast

By Elementary Campus

Campus	History	Current	Enrollment Projections									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
HAFLEY DEVELOPMENT CENTER	300	275	275	275	275	275	275	275	275	275	275	275
BRYSON ELEMENTARY	675	526	544	566	583	607	632	636	638	640	638	643
CHISHOLM RIDGE ELEMENTARY	803	683	708	730	733	748	766	775	793	812	826	846
COMANCHE SPRINGS ELEMENTARY	753	564	586	621	652	681	719	759	801	844	893	940
DOZIER ELEMENTARY	803	0	425	435	447	458	470	478	494	509	531	551
EAGLE MOUNTAIN ELEMENTARY	758	607	621	652	699	737	767	795	820	846	878	909
ELKINS ELEMENTARY	605	640	387	416	434	443	468	494	514	536	554	575
GILILLAND ELMENTARY	734	630	621	603	594	582	600	606	607	607	611	615
GREENFIELD ELEMENTARY	803	758	770	756	738	726	733	740	746	756	766	777
HIGH COUNTRY ELEMENTARY	745	611	598	605	584	588	604	628	646	663	680	694
LAKE POINTE ELEMENTARY	749	709	745	769	756	759	776	829	886	943	994	1,037
NORTHBROOK ELEMENTARY	706	665	677	697	689	696	706	709	716	727	741	750
PARKVIEW ELEMENTARY	779	702	581	593	612	650	696	746	790	836	881	931
REMINGTON POINT ELEMENTARY	758	590	564	564	566	563	582	618	638	651	658	665
SAGINAW ELEMENTARY	519	415	434	433	416	419	414	419	420	424	424	426
WILLOW CREEK ELEMENTARY	727	700	710	711	716	709	712	722	729	734	740	743
ELEMENTARY TOTALS	11,217	9,075	9,246	9,426	9,494	9,641	9,920	10,229	10,513	10,803	11,090	11,377
Elementary Percent Change		1.29%	1.88%	1.95%	0.72%	1.55%	2.89%	3.11%	2.78%	2.76%	2.66%	2.59%
Elementary Absolute Change		116	171	180	68	147	279	309	284	290	287	287

*Green box = within 5% of capacity

*Yellow box = over capacity

- Lake Pointe, Northbrook, and Willow Creek Elementary Schools will be near capacity next fall
- Total elementary enrollment will top 9,200 students next fall
- Elementary enrollment will reach over 10,000 students by 2021



Ten Year Forecast

By Middle School & High School Campus

Campus	History	Current	Enrollment Projections									
	Capacity	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
CREEKVIEW MIDDLE SCHOOL	1,078	851	902	871	865	852	892	898	898	900	917	962
HIGHLAND MIDDLE SCHOOL	1,050	821	856	886	965	992	967	907	874	904	929	945
PRAIRIE VISTA MIDDLE SCHOOL	1,002	905	922	945	1,025	1,105	1,156	1,154	1,160	1,172	1,197	1,242
WAYSIDE MIDDLE SCHOOL	1,002	972	990	1,013	1,066	1,104	1,144	1,186	1,205	1,248	1,307	1,366
WILLKIE MIDDLE SCHOOL	1,002	907	969	985	1,041	1,062	1,063	1,018	993	1,021	1,080	1,115
MIDDLE SCHOOL TOTALS	5,134	4,456	4,639	4,700	4,962	5,115	5,222	5,163	5,130	5,245	5,430	5,630
Middle School Percent Change		3.94%	4.11%	1.31%	5.57%	3.08%	2.09%	-1.13%	-0.64%	2.24%	3.53%	3.68%
Middle School Absolute Change		169	183	61	262	153	107	-59	-33	115	185	200
BOSWELL HIGH SCHOOL		1,699	1,824	1,966	2,041	2,157	2,196	2,238	2,355	2,401	2,472	2,540
SAGINAW HIGH SCHOOL		1,885	1,966	2,027	2,097	2,171	2,254	2,363	2,457	2,482	2,489	2,524
CHISHOLM TRAIL HIGH SCHOOL		1,978	1,997	2,071	2,087	2,188	2,238	2,307	2,386	2,424	2,444	2,479
WATSON HIGH SCHOOL		84	84	84	84	84	84	84	84	84	84	84
HIGH SCHOOL TOTALS		5,646	5,871	6,148	6,310	6,600	6,772	6,993	7,282	7,391	7,489	7,626
High School Percent Change		4.94%	3.98%	4.72%	2.63%	4.61%	2.60%	3.25%	4.13%	1.50%	1.33%	1.83%
High School Absolute Change		266	225	277	161	291	172	220	289	109	98	137
TARRANT COUNTY JJAEP		1	1	1	1	1	1	1	1	1	1	1
ALTERNATIVE DISCIPLINE SCHOOL		34	34	34	34	34	34	34	34	34	34	34
ALTERNATIVE SCHOOL TOTALS		35	35	35	35	35	35	35	35	35	35	35
DISTRICT TOTALS		19,212	19,791	20,309	20,801	21,391	21,949	22,420	22,960	23,474	24,044	24,668
District Percent Change		2.96%	3.01%	2.62%	2.42%	2.84%	2.61%	2.14%	2.41%	2.24%	2.43%	2.59%
District Absolute Change		553	579	518	491	591	558	470	540	514	570	624

*Green box = within 5% of capacity

*Yellow box = over capacity

- By the fall of 2018, three middle schools will be over capacity
- Prairie Vista, Wayside and Willkie Middle Schools will top 1,000 students by fall 2018
- All three High Schools will top 2,000 enrollment by 2018

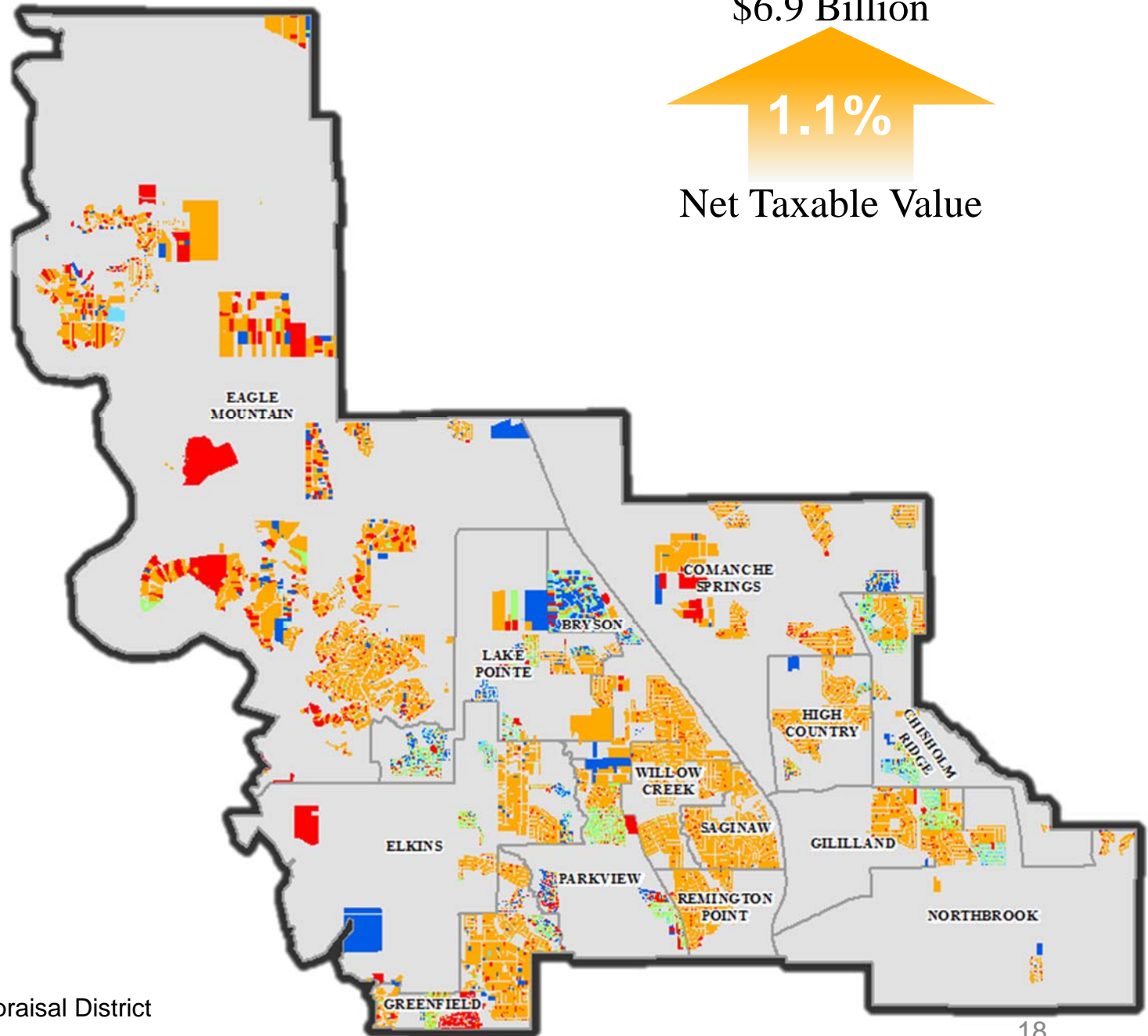


County Appraisal Values

Percent Change in Value 2014 – 2015

Percent Change in Value

- Negative Change
- Little or No Change
- 3% to 10% Change
- 10% to 15% Change
- > 15% Change



\$6.9 Billion
↑
 1.1%
 Net Taxable Value



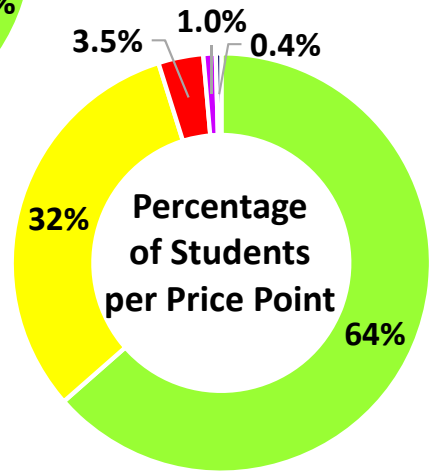
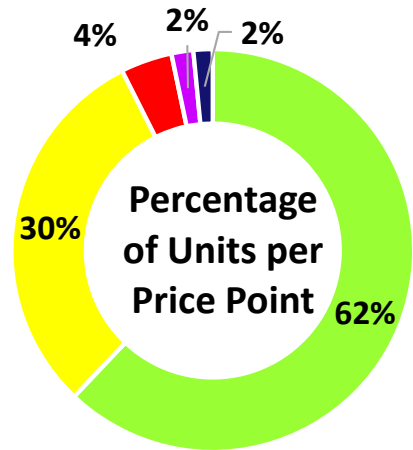
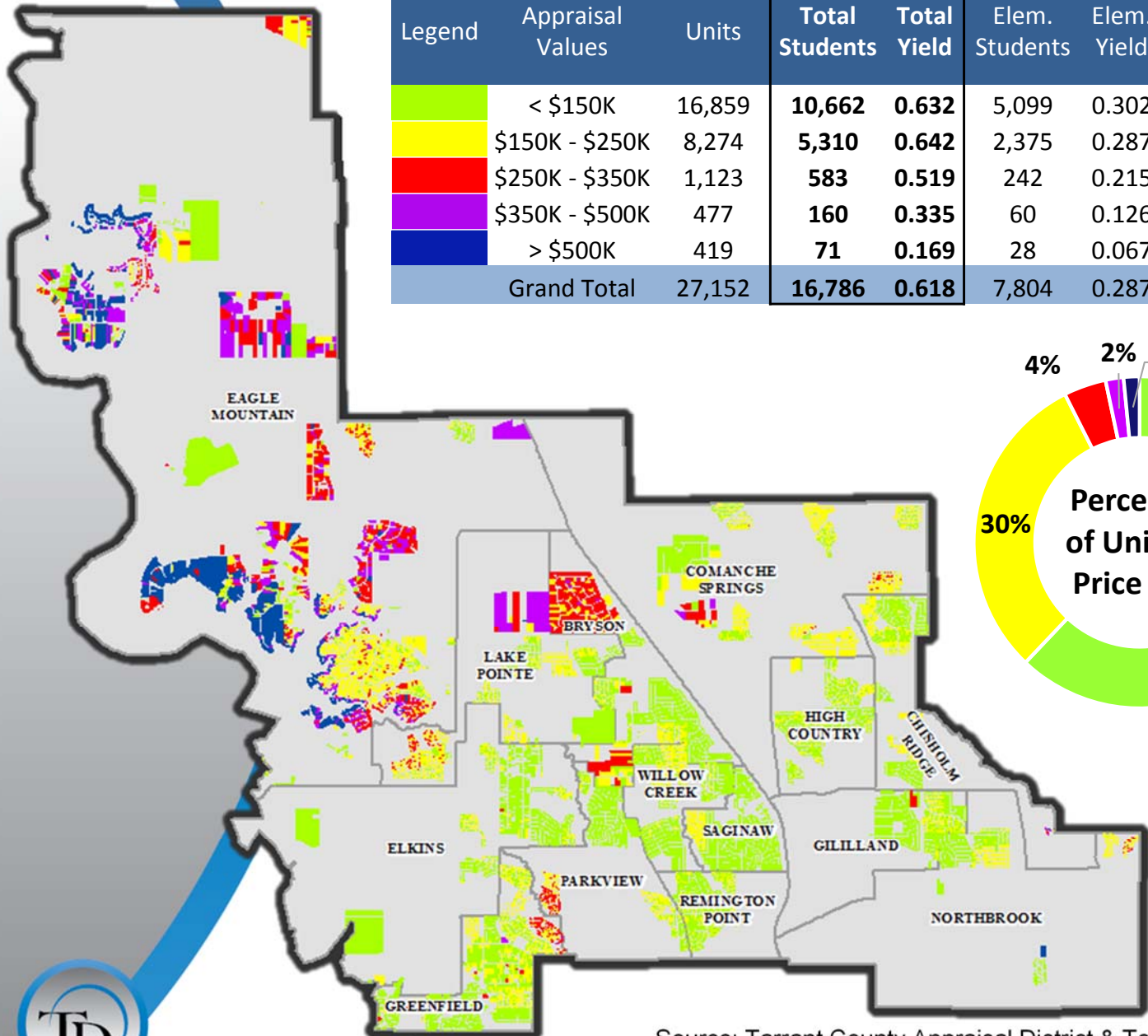
Source: Tarrant County Appraisal District



2015 County Appraisal Values

Appraisal Values Map and Average Student Yield by Price Point

Legend	Appraisal Values	Units	Total Students	Total Yield	Elem. Students	Elem. Yield	MS Students	MS Yield	HS Students	HS Yield
	< \$150K	16,859	10,662	0.632	5,099	0.302	2,510	0.149	3,053	0.181
	\$150K - \$250K	8,274	5,310	0.642	2,375	0.287	1,208	0.146	1,727	0.209
	\$250K - \$350K	1,123	583	0.519	242	0.215	158	0.141	183	0.163
	\$350K - \$500K	477	160	0.335	60	0.126	45	0.094	55	0.115
	> \$500K	419	71	0.169	28	0.067	11	0.026	32	0.076
	Grand Total	27,152	16,786	0.618	7,804	0.287	3,932	0.145	5,050	0.186



Source: Tarrant County Appraisal District & Templeton Demographics
Based on students geocoded to Single Family parcels with verified addresses





Summary

- DFW will continue to be a leader in job and population growth by creating 98,900 jobs in 2015.
- EMS ISD had more than 940 new home starts in 2015, 130 more than 2014.
- Chisholm Ridge, Comanche Springs and Lake Pointe remain the most active housing markets in the district accounting for 58.6% of the district's overall housing starts.
- Eagle Mountain Elementary Zone has nearly half of all planned EMS ISD future homes.
- EMS ISD can expect an increase of approximately 2,700 students during the next 5 years.
- 2020/21 enrollment projection: 21,949 students
- EMS ISD is projected to have 24,668 students for the 2025/26 school year.

www.tdemographics.com