

*Eagle Mountain-
Saginaw
Independent
School
District*



Quarterly
Report
4Q16

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



Economic Conditions – DFW Area (December 2016)

3.3%

112,800 new jobs
National rate 1.5%



Job Growth

29,892

3,350 more
starts than 2015



**Annual
Home Starts**

0.1%

U.S. 4.5%
Texas 4.6%
DFW MSA 3.7%
Fort Worth 3.7%



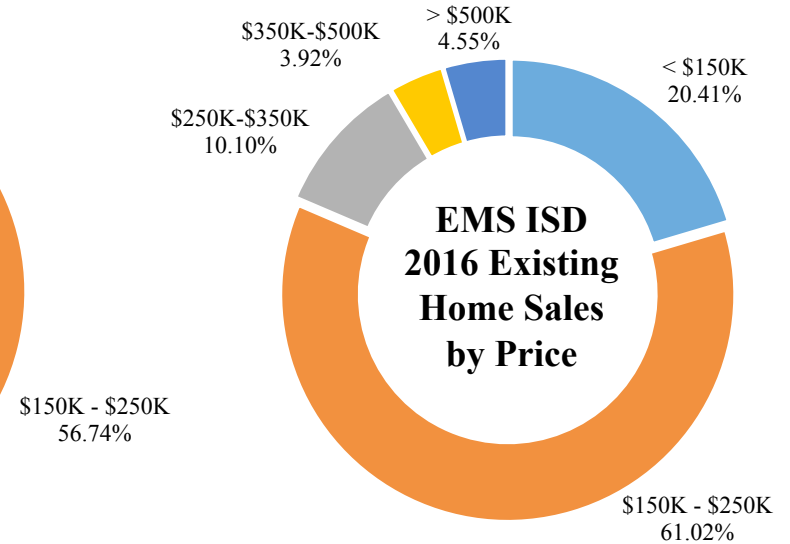
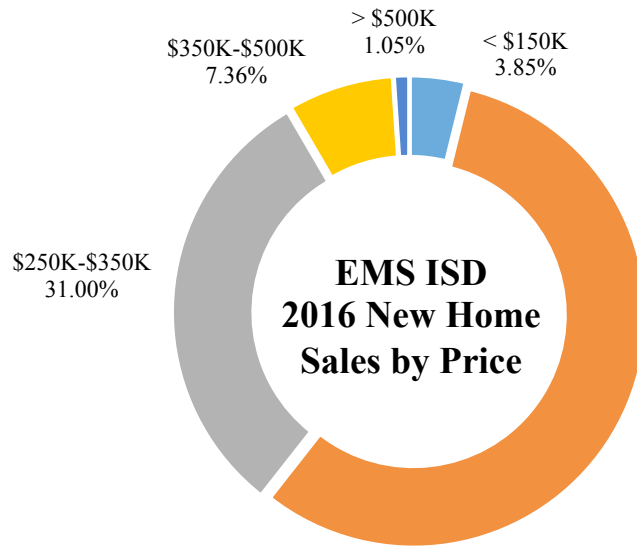
**Unemployment
Rate**





EMS ISD Home Sales

2016 Home Sales by Type



- The district had 3,360 home sales in 2016, and 18% were of new homes
- The median sale price in 2016 for a new home was \$236,240
- The median sale price in 2016 for an existing home was \$183,250





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 4Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,639	2,542	3,569	7,931
2	Denton ISD	1,971	2,103	2,420	17,033
3	Prosper ISD	2,569	2,050	4,675	27,142
4	Lewisville ISD	1,313	1,387	1,468	4,494
5	Northwest ISD	1,670	1,282	2,207	21,091
6	Dallas ISD	1,574	1,223	2,233	6,029
7	Little Elm ISD	1,088	1,099	1,575	4,250
8	Eagle Mt.-Saginaw ISD	768	856	1,277	21,588*
9	Rockwall ISD	984	850	1,887	8,116
10	Keller ISD	778	788	970	1,746
11	Crowley ISD	714	783	662	9,714
12	McKinney ISD	789	723	1,610	5,965
13	Mansfield ISD	763	708	898	6,612
14	Wylie ISD	798	707	1,042	4,500
15	Forney ISD	688	552	884	14,232
16	Allen ISD	570	515	1,052	1,597
17	Coppell ISD	461	483	588	329
18	Waxahachie ISD	447	477	801	9,817
19	Plano ISD	463	453	1,030	2,660
20	Midlothian ISD	553	445	1,295	19,947

* Based on additional Templeton Demographics housing research

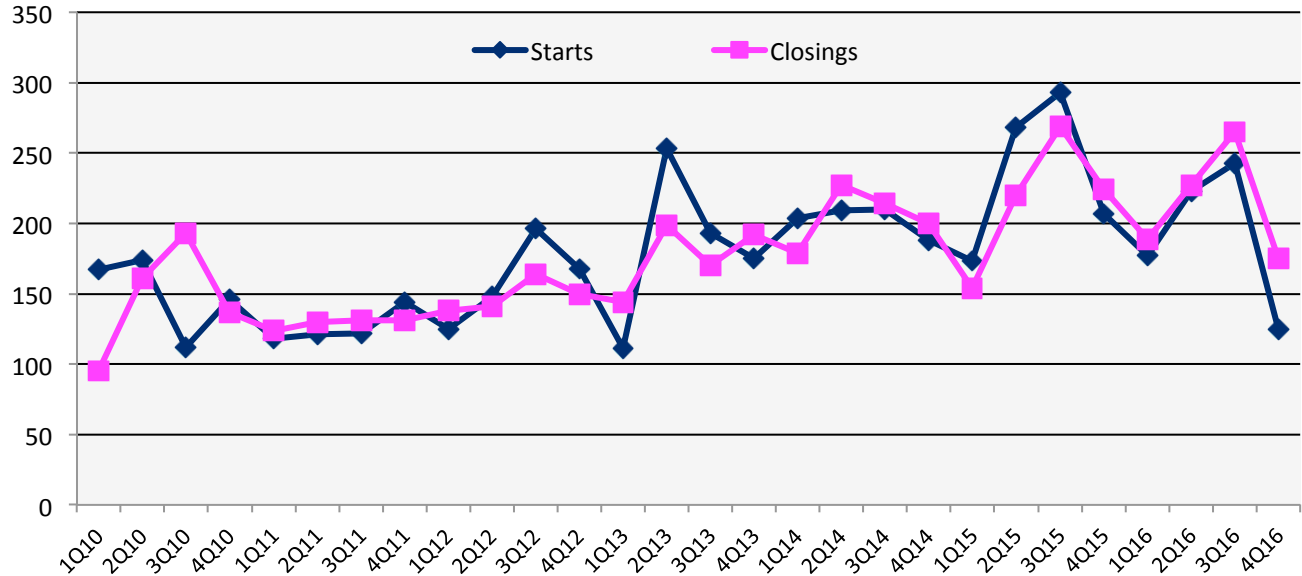
Source: Metrostudy





New Housing Activity

Eagle Mountain- Saginaw ISD



Starts	2012	2013	2014	2015	2016
1Q	125	112	205	173	177
2Q	148	253	209	268	223
3Q	196	193	210	293	243
4Q	168	176	188	207	125
Total	637	734	812	941	768

Closings	2012	2013	2014	2015	2016
1Q	138	144	181	154	189
2Q	141	199	227	220	227
3Q	164	171	214	269	265
4Q	150	195	200	224	175
Total	593	709	822	867	856

- EMS ISD closed more than 850 new homes in 2016, with 175 closings in 4Q16
- The district has more than 200 homes currently under construction
- New home inventory is low at 4.4 month's supply





Annual Closing Distribution 4Q16

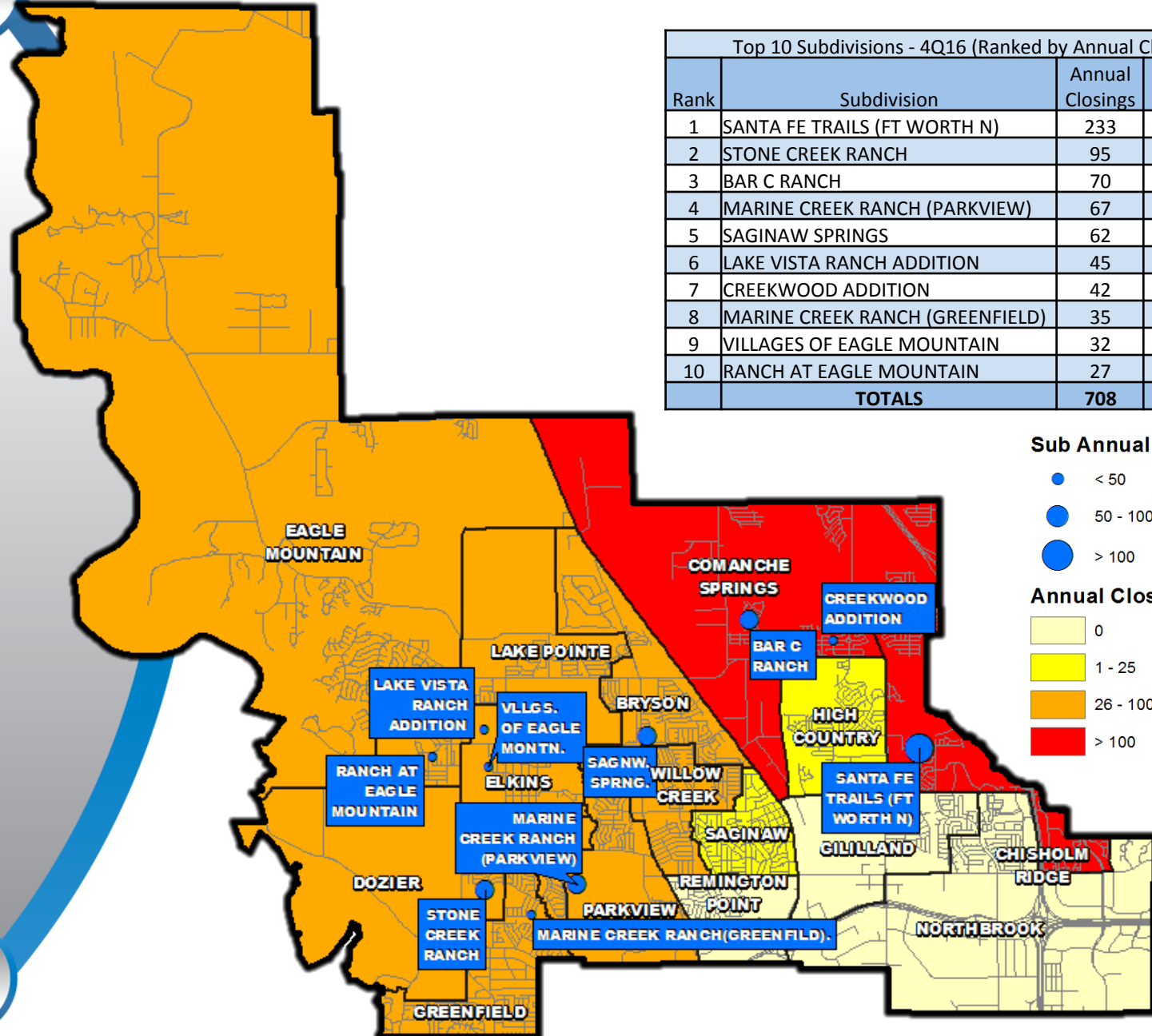
Top 10 Subdivisions - 4Q16 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Closings	VDL	Future
1	SANTA FE TRAILS (FT WORTH N)	233	1	0
2	STONE CREEK RANCH	95	84	509
3	BAR C RANCH	70	71	817
4	MARINE CREEK RANCH (PARKVIEW)	67	113	733
5	SAGINAW SPRINGS	62	18	0
6	LAKE VISTA RANCH ADDITION	45	47	372
7	CREEKWOOD ADDITION	42	130	0
8	MARINE CREEK RANCH (GREENFIELD)	35	2	0
9	VILLAGES OF EAGLE MOUNTAIN	32	0	463
10	RANCH AT EAGLE MOUNTAIN	27	39	0
TOTALS		708	505	2,894

Sub Annual Closings

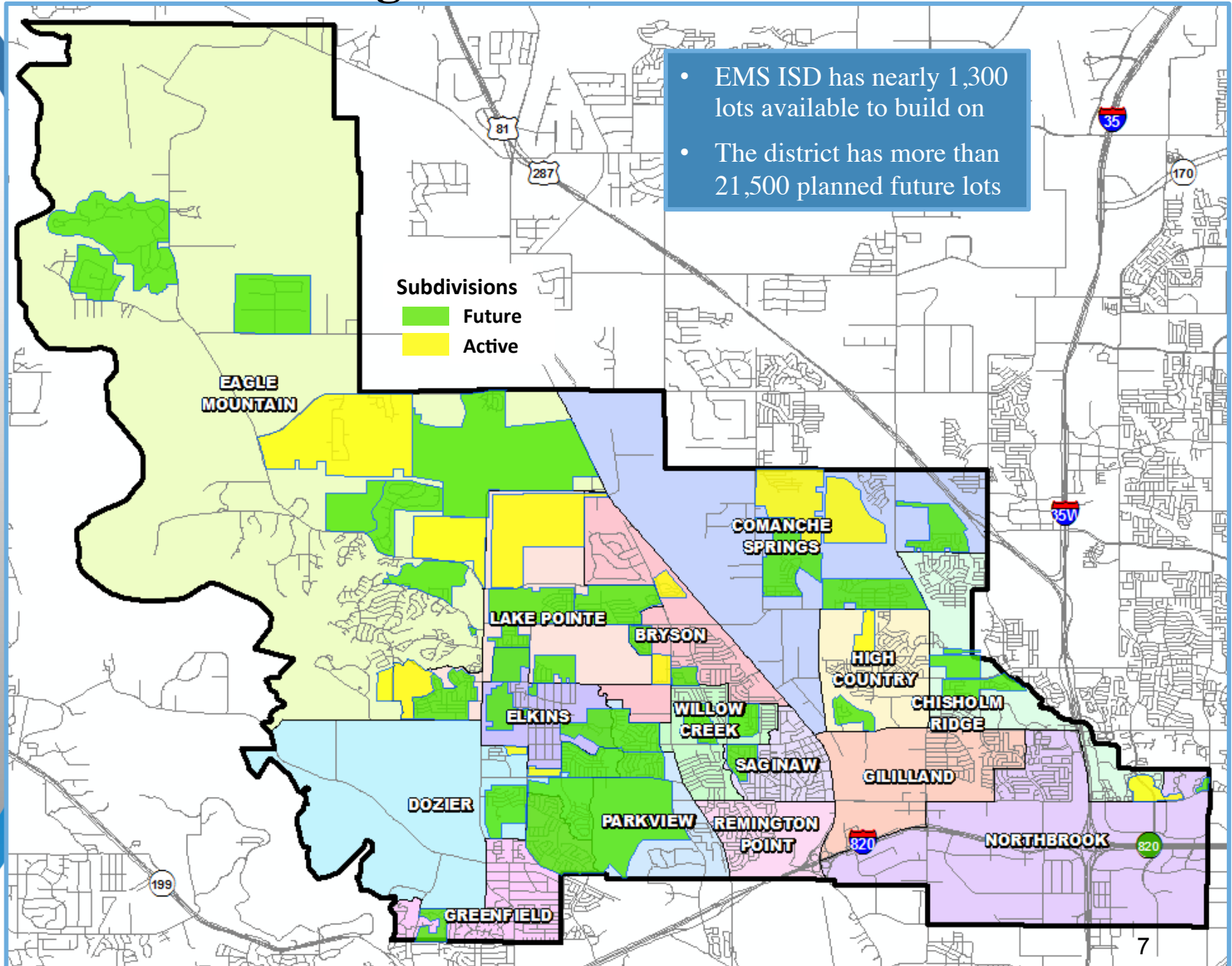
- < 50
- 50 - 100
- > 100

Annual Closings by Elem Zone

- 0
- 1 - 25
- 26 - 100
- > 100



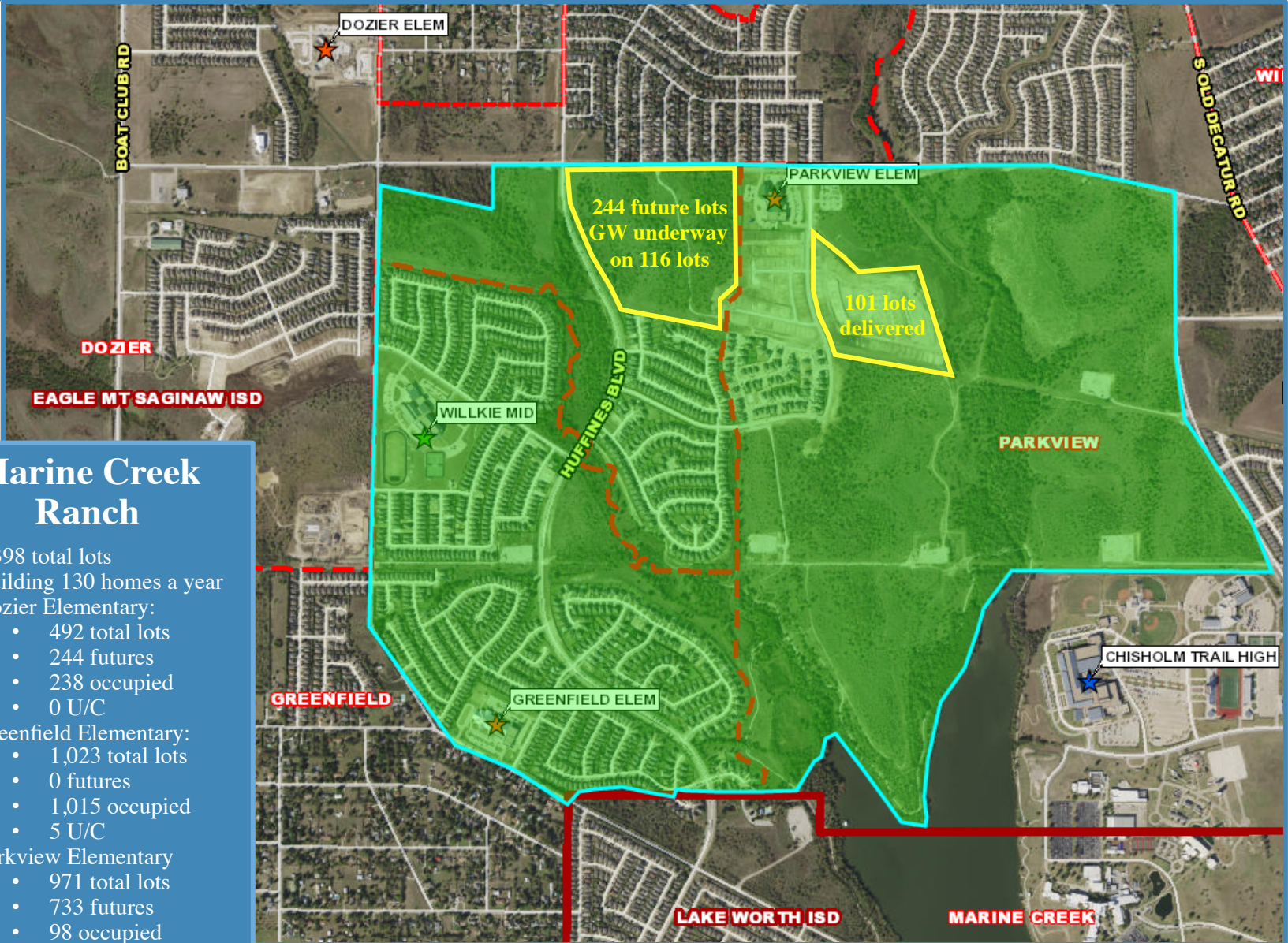
District Housing Overview





Residential Activity

Marine Creek Ranch



Marine Creek Ranch

- 2,398 total lots
- Building 130 homes a year
- Dozier Elementary:
 - 492 total lots
 - 244 futures
 - 238 occupied
 - 0 U/C
- Greenfield Elementary:
 - 1,023 total lots
 - 0 futures
 - 1,015 occupied
 - 5 U/C
- Parkview Elementary
 - 971 total lots
 - 733 futures
 - 98 occupied
 - 16 U/C



Residential Activity

Las Ventanas and Santa Fe Trails



Las Ventanas

- AKA Lasater Ranch
- 324 total lots
- 215 future lots
- 109 VDL
- Sec. 1 with 109 lots delivered with models and first spec homes U/C
- First residents June 2017
- Building ~100 homes per year
- \$270K - \$340K
- Chisholm Ridge Elementary

Santa Fe Trails with 233 annual closings is built out





Residential Activity

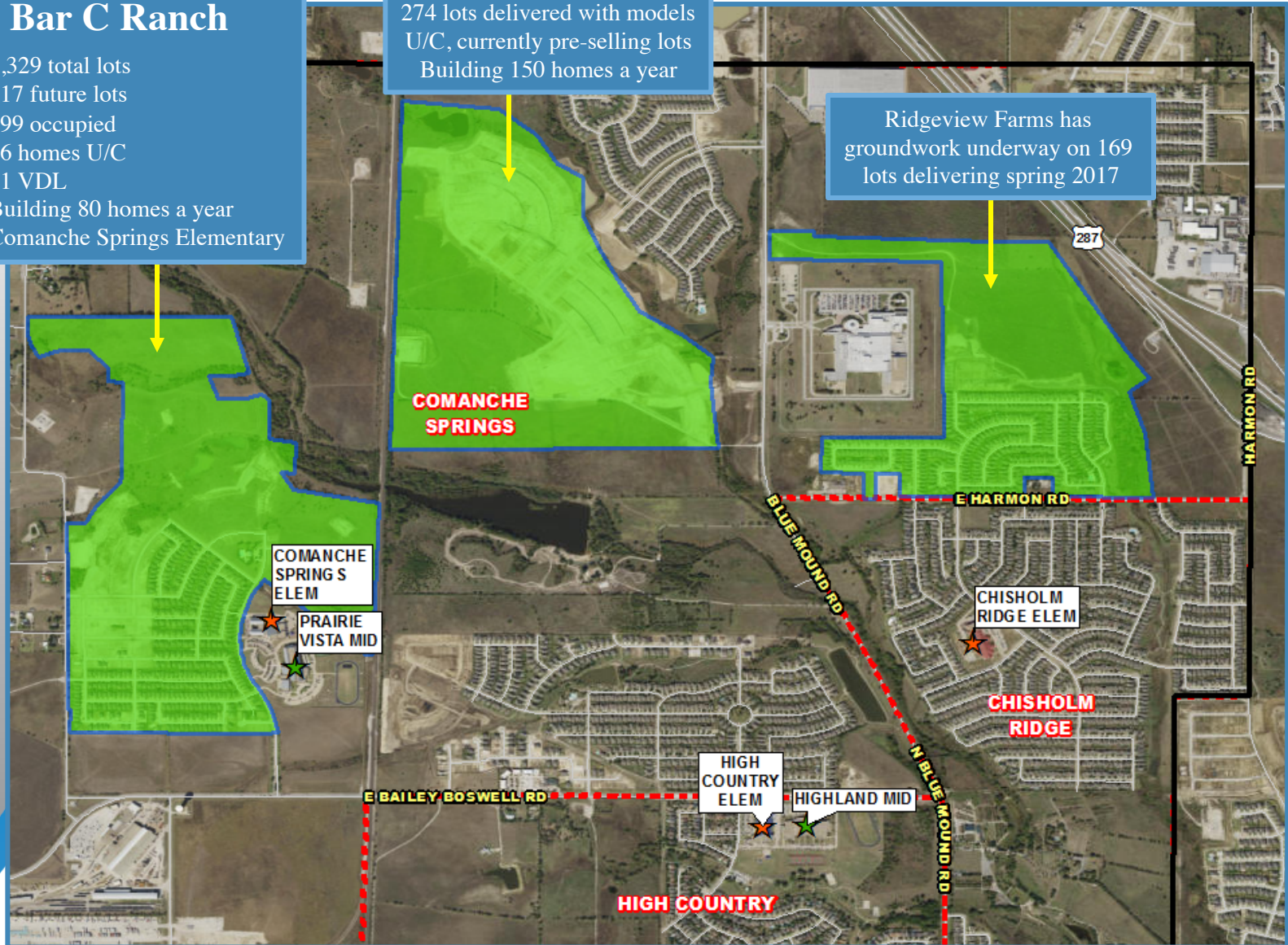
Bar C Ranch, Copper Creek and Ridgeview Farms

Bar C Ranch

- 1,329 total lots
- 817 future lots
- 399 occupied
- 26 homes U/C
- 71 VDL
- Building 80 homes a year
- Comanche Springs Elementary

Copper Creek Phase 1 with 274 lots delivered with models U/C, currently pre-selling lots
Building 150 homes a year

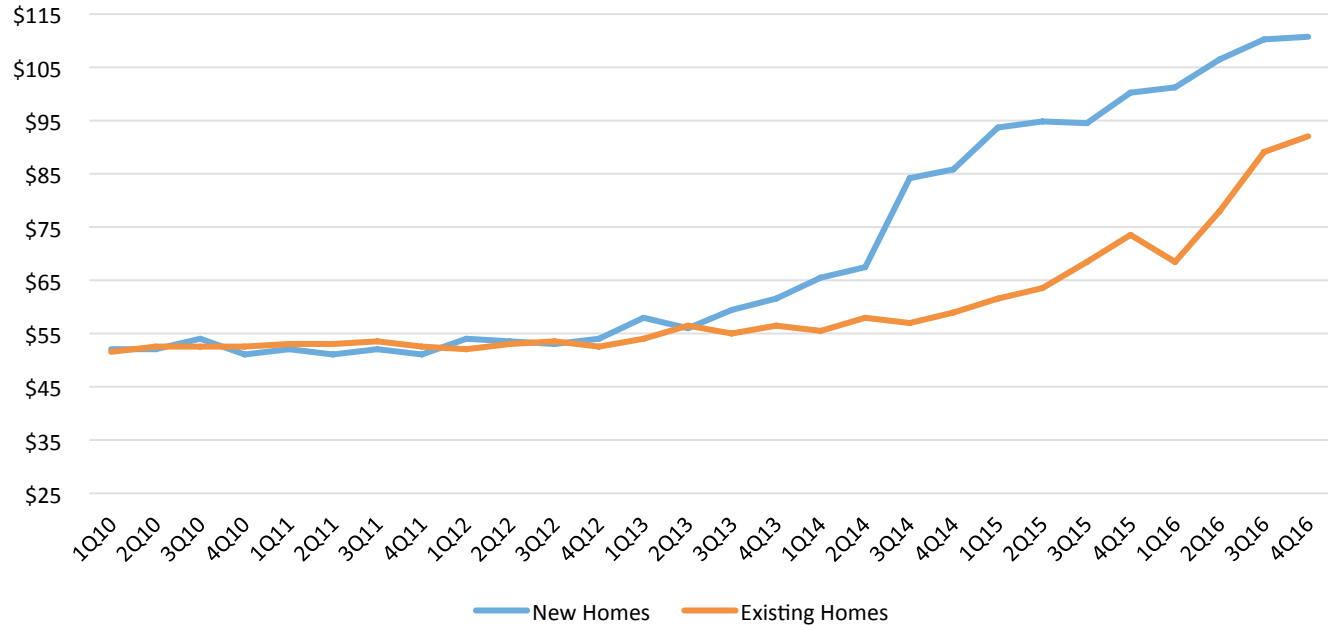
Ridgeview Farms has groundwork underway on 169 lots delivering spring 2017





Average Price Per Square Foot Analysis

Average Price Per Square Foot within EMS ISD



- The district average price per square foot for a new home in 2010 was \$52, but by 2016, the average new home was \$111 per square foot
- The average price per square foot for a new home within the district has risen nearly 115% in the last 6 years
- The district average price per square foot for an existing home in 2010 was \$52, but by 2016 the average existing home was \$92 per square foot





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 %
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		
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	461	1,291	1,359	1,533	1,552	1,451	1,463	1,427	1,531	1,499	1,512	1,533	1,384	1,207	19,203	544	2.92%
2016/17	426	1,334	1,360	1,397	1,585	1,574	1,512	1,511	1,469	1,561	1,610	1,494	1,517	1,282	19,632	429	2.23%
2017/18	426	1,374	1,408	1,387	1,436	1,617	1,636	1,567	1,557	1,509	1,727	1,607	1,449	1,409	20,109	477	2.43%
2018/19	426	1,455	1,461	1,464	1,437	1,484	1,684	1,696	1,630	1,597	1,667	1,717	1,564	1,368	20,649	541	2.69%
2019/20	426	1,572	1,585	1,575	1,558	1,524	1,584	1,754	1,755	1,678	1,750	1,645	1,670	1,451	21,527	877	4.25%
2020/21	426	1,623	1,681	1,658	1,643	1,618	1,607	1,636	1,833	1,819	1,847	1,750	1,600	1,550	22,291	764	3.55%
2021/22	426	1,679	1,717	1,752	1,714	1,691	1,666	1,673	1,726	1,902	1,975	1,836	1,706	1,487	22,950	660	2.96%
2022/23	426	1,733	1,791	1,774	1,806	1,770	1,754	1,724	1,756	1,802	2,059	1,956	1,787	1,582	23,721	771	3.36%
2023/24	426	1,777	1,842	1,845	1,827	1,865	1,837	1,816	1,813	1,827	1,965	2,066	1,904	1,658	24,468	748	3.15%
2024/25	426	1,797	1,881	1,892	1,901	1,890	1,956	1,905	1,896	1,881	1,985	1,958	2,012	1,768	25,148	679	2.78%
2025/26	426	1,851	1,911	1,942	1,947	1,967	1,974	2,027	1,999	1,972	2,086	1,979	1,915	1,880	25,875	728	2.89%
2026/27	426	1,896	1,960	1,973	1,996	2,017	2,059	2,044	2,125	2,078	2,185	2,082	1,936	1,788	26,565	690	2.67%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- EMS ISD will enroll 20,000 students next fall
- 5 year growth = 3,318 students
- 2021/22 enrollment = 22,950 students
- 10 year growth = 6,933 students
- 2026/27 enrollment = 26,565 students

Ten Year Forecast

By Elementary Campus

Campus	Capacity	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
HAFLEY DEVELOPMENT CENTER	300	394	394	394	394	394	394	394	394	394	394	394
BRYSON ELEMENTARY	675	558	570	582	645	685	696	700	704	710	715	723
CHISHOLM RIDGE ELEMENTARY	803	721	754	758	781	821	857	885	902	928	947	968
COMANCHE SPRINGS ELEMENTARY	753	595	626	687	773	849	940	1,037	1,118	1,189	1,246	1,299
DOZIER ELEMENTARY	803	545	580	605	639	674	719	767	810	836	849	877
EAGLE MOUNTAIN ELEMENTARY	758	605	626	652	667	685	706	765	817	869	912	956
ELKINS ELEMENTARY	605	321	317	341	371	405	430	463	490	514	550	586
GILILLAND ELEMENTARY	734	505	487	493	488	503	502	511	513	510	510	508
GREENFIELD ELEMENTARY	803	767	749	742	730	731	750	757	766	778	787	797
HIGH COUNTRY ELEMENTARY	745	582	584	572	575	599	619	615	610	607	611	619
LAKE POINTE ELEMENTARY	779	724	740	745	766	804	872	928	991	1,045	1,083	1,128
NORTHBROOK ELEMENTARY	706	624	632	614	742	815	797	790	791	818	832	850
PARKVIEW ELEMENTARY	779	526	513	526	555	589	630	681	725	757	793	828
REMINGTON POINT ELEMENTARY	758	586	574	572	556	563	579	597	611	606	603	606
SAGINAW ELEMENTARY	519	427	423	412	416	410	421	420	423	422	424	428
WILLOW CREEK ELEMENTARY	727	708	715	716	726	729	733	744	754	760	762	760
ELEMENTARY TOTALS	11,247	9,188	9,284	9,411	9,824	10,256	10,645	11,054	11,419	11,743	12,018	12,327
Elementary Percent Change		0.86%	1.04%	1.37%	4.39%	4.40%	3.79%	3.84%	3.30%	2.84%	2.34%	2.57%
Elementary Absolute Change		78	96	127	413	432	389	409	365	324	275	309

*Green box = within 5% of capacity

*Yellow box = over capacity

- By 2018, two elementary campuses may be nearing full capacity
- By 2019, two elementary campuses may be over capacity, and four campuses will be nearing capacity
- Total elementary enrollment may top 10,000 students by 2020



Ten Year Forecast

By Middle School & High School Campus

Campus	Capacity	Current	ENROLLMENT PROJECTIONS									
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
CREEKVIEW MIDDLE SCHOOL	1,078	879	921	988	1,027	1,071	1,099	1,109	1,117	1,152	1,254	1,342
HIGHLAND MIDDLE SCHOOL	1,050	862	870	913	936	897	832	795	874	929	958	950
PRAIRIE VISTA MIDDLE SCHOOL	1,002	883	893	936	991	1,039	1,080	1,141	1,204	1,256	1,312	1,372
WAYSIDE MIDDLE SCHOOL	1,002	952	937	979	1,026	1,059	1,099	1,096	1,126	1,166	1,238	1,308
WILLKIE MIDDLE SCHOOL	1,002	963	1,010	1,105	1,205	1,220	1,189	1,139	1,133	1,177	1,234	1,273
MIDDLE SCHOOL TOTALS	5,134	4,539	4,631	4,921	5,185	5,286	5,299	5,280	5,454	5,680	5,996	6,245
Middle School Percent Change		1.91%	2.03%	6.26%	5.36%	1.95%	0.25%	-0.36%	3.30%	4.14%	5.56%	4.15%
Middle School Absolute Change		85	92	290	264	101	13	-19	174	226	316	249
BOSWELL HIGH SCHOOL		1,812	1,897	1,921	2,003	2,040	2,116	2,269	2,346	2,423	2,474	2,496
SAGINAW HIGH SCHOOL		1,915	1,989	2,042	2,076	2,129	2,177	2,229	2,222	2,237	2,332	2,439
CHISHOLM TRAIL HIGH SCHOOL		2,043	2,172	2,220	2,304	2,445	2,578	2,754	2,893	2,930	2,920	2,922
WATSON HIGH SCHOOL		91	91	91	91	91	91	91	91	91	91	91
HIGH SCHOOL TOTALS		5,861	6,150	6,273	6,474	6,705	6,962	7,343	7,551	7,681	7,817	7,949
High School Percent Change		4.47%	4.93%	2.01%	3.19%	3.57%	3.84%	5.47%	2.84%	1.71%	1.78%	1.68%
High School Absolute Change		251	289	124	200	231	258	381	209	129	137	132
TARRANT COUNTY JJAEP		4	4	4	4	4	4	4	4	4	4	4
ALTERNATIVE DISCIPLINE SCHOOL		40	40	40	40	40	40	40	40	40	40	40
ALTERNATIVE SCHOOL TOTALS		44	44	44	44	44	44	44	44	44	44	44
DISTRICT TOTALS		19,632	20,109	20,649	21,527	22,291	22,950	23,721	24,468	25,148	25,875	26,565
District Percent Change		2.23%	2.43%	2.69%	4.25%	3.55%	2.96%	3.36%	3.15%	2.78%	2.89%	2.67%
District Absolute Change		429	477	541	877	764	660	771	748	679	728	690

*Green box = within 5% of capacity

*Yellow box = over capacity

- Next fall, Willkie Middle School may be over stated capacity
- By 2019, two middle schools may be over stated capacity and two campuses may be nearing capacity





Summary

- EMS ISD had more than 3,300 existing home sales and 850 new home closings in 2016.
- Santa Fe Trails with 230 annual closings is built out, but Las Ventanas, Copper Creek and Ridgeview Farms are delivering lots this spring.
- EMS ISD can expect some enrollment impact from IL of Texas.
- EMS ISD can expect an increase of approximately 3,300 students during the next 5 years.
- 2021/22 enrollment projection: 22,950 students
- EMS ISD is projected to enroll more than 26,500 students for the 2026/27 school year.