

*Eagle Mountain-
Saginaw
Independent
School
District*



Quarterly
Report
1Q18

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (February 2018)

3.6%

131,639 new jobs
National rate 1.2%



Job Growth

Unemployment Rate



U.S. 4.4 %
Texas 4.1%
DFW MSA 3.7%
Fort Worth 3.8%

-0.4%

33,516

3,298 more starts than 1Q17



Annual Home Starts





Local Economic Conditions



Fort Worth Quarry Development

- Known as Quarry Falls, planned on 80-acre site north of Loop 820 between Meacham Airport and Saginaw
- Project approved in March by City Council for development after several zoning changes
- Mixed-used development will feature restaurants, bars, condos, apartments, two hotels, a conference center, and a 3,500-seat music venue
- Total cost estimated at \$280 million
- Construction could begin late 2018, likely to take 3-4 years to complete
- Adjacent 1,000 car parking lot planned for visitors

Fuel City in Saginaw

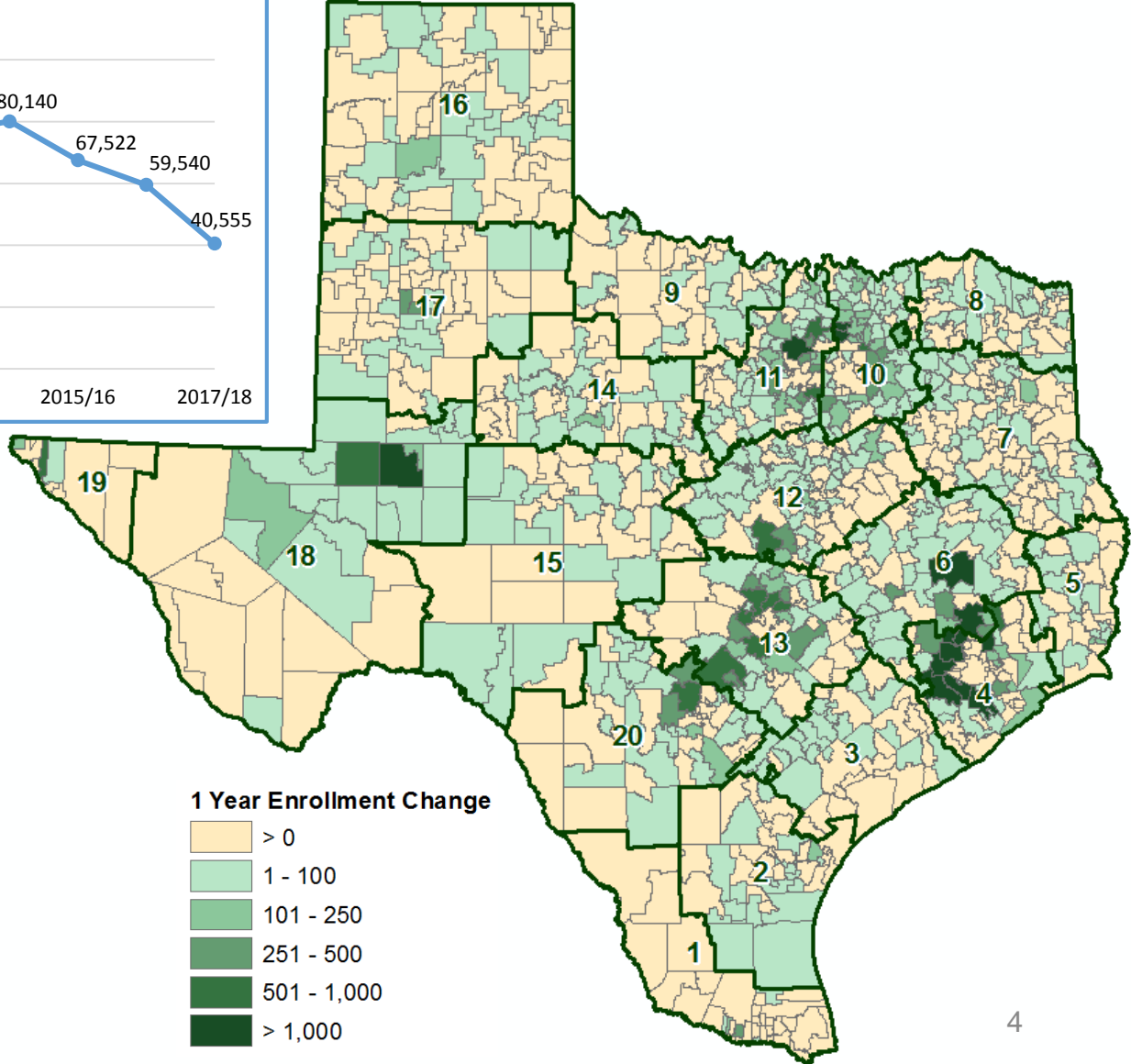
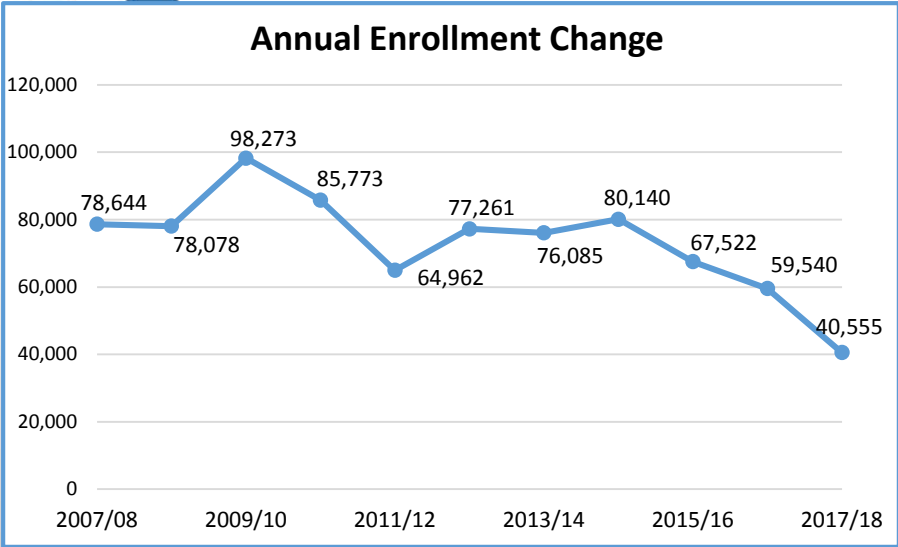
- Fuel City at 1080 S Blue Mound Road in Saginaw opened January 1, 2018
- Spans 14,000 sq. ft. making it one of the largest Fuel City's in the metroplex
- Offers street tacos, fried pies, burgers, and pizza
- Brought 140 new jobs to the city





Texas Enrollment Trends

2017/18 State Enrollment
 Total Enrollment 5,399,682
 Total Growth 40,555

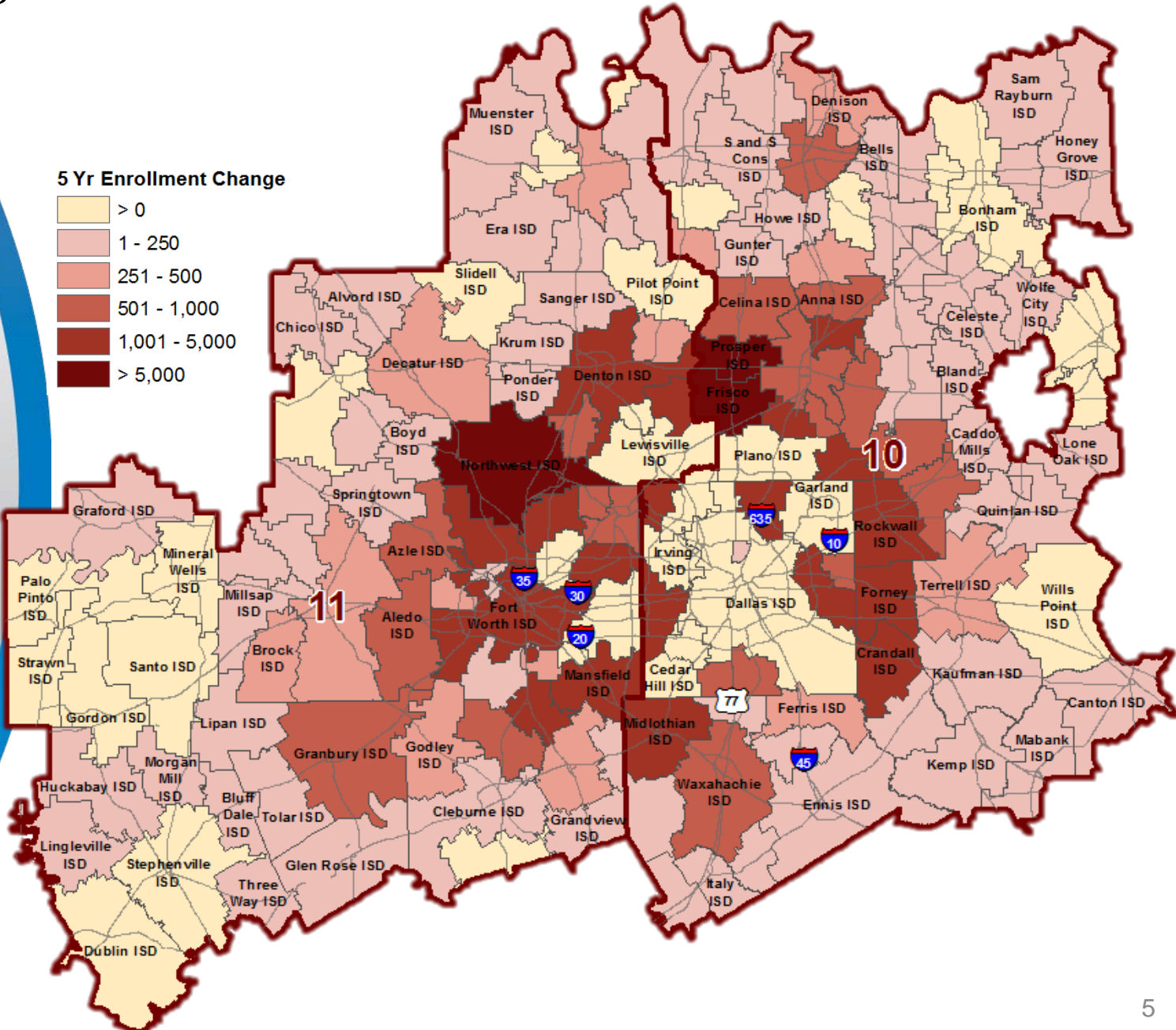




Region 10 & 11 Enrollment Trends

5 Yr Enrollment Change

- > 0
- 1 - 250
- 251 - 500
- 501 - 1,000
- 1,001 - 5,000
- > 5,000





Region 10 & 11 Enrollment Trends

Region 10

Rank	District	2012/13 Enrollment	2017/18 Enrollment	5-YEAR Change (12/13-17/18)	5-YEAR PCT Growth
1	Frisco ISD	42,703	58,450	15,747	36.9%
2	Prosper ISD	5,502	12,133	6,631	120.5%
3	Grand Prairie ISD	26,928	29,362	2,434	9.0%
4	Wylie ISD (Collin)	13,425	15,769	2,344	17.5%
5	Mesquite ISD	39,128	41,022	1,894	4.8%
6	Rockwall ISD	14,483	16,295	1,812	12.5%
7	Coppell ISD	10,997	12,625	1,628	14.8%
8	Forney ISD	8,571	10,196	1,625	19.0%
9	Midlothian ISD	7,560	8,872	1,312	17.4%
10	Allen ISD	19,891	21,159	1,268	6.4%
11	Richardson ISD	38,046	39,314	1,268	3.3%
12	Melissa ISD	1,695	2,792	1,097	64.7%
13	Crandall ISD	3,030	4,056	1,026	33.9%
14	Princeton ISD	3,435	4,381	946	27.5%
15	Anna ISD	2,526	3,459	933	36.9%
16	Waxahachie ISD	7,652	8,517	865	11.3%
17	Royse City ISD	4,905	5,739	834	17.0%
18	Lancaster ISD	6,538	7,371	833	12.7%
19	De Soto ISD	8,900	9,657	757	8.5%
20	Community ISD	1,635	2,262	627	38.3%

Region 11

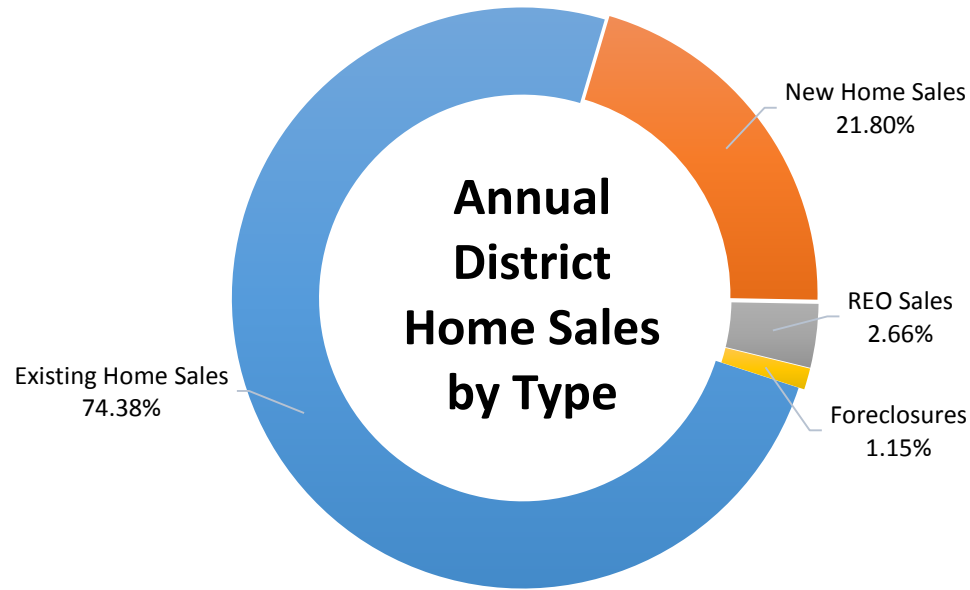
Rank	DISTRICT	2012/13 Enrollment	2017/18 Enrollment	5-YEAR CHANGE (12/13-17/18)	5-YEAR PCT Growth
1	Northwest ISD	17,813	23,141	5,328	29.9%
2	Denton ISD	25,782	29,420	3,638	14.1%
3	Fort Worth ISD	83,491	86,234	2,743	3.3%
4	Mansfield ISD	32,883	35,054	2,171	6.6%
5	Burleson ISD	10,581	12,221	1,640	15.5%
6	Hurst-Euless-Bedford ISD	21,819	23,429	1,610	7.4%
7	Eagle Mt-Saginaw ISD	17,731	19,317	1,586	8.9%
8	Keller ISD	33,365	34,937	1,572	4.7%
9	Little Elm ISD	6,399	7,526	1,127	17.6%
10	Aledo ISD	4,729	5,718	989	20.9%
11	Argyle ISD	1,907	2,716	809	42.4%
12	Carroll ISD	7,711	8,360	649	8.4%
13	Joshua ISD	4,906	5,528	622	12.7%
14	Granbury ISD	6,536	7,143	607	9.3%
15	Grapevine-Colleyville ISD	13,386	13,975	589	4.4%
16	Azle ISD	5,930	6,496	566	9.5%
17	Aubrey ISD	2,006	2,495	489	24.4%
18	Weatherford ISD	7,635	8,116	481	6.3%
19	Everman ISD	5,401	5,838	437	8.1%
20	Brock ISD	1,002	1,373	371	37.0%





EMS ISD Housing Activity

April 2017-March 2018 Home Sales by Type



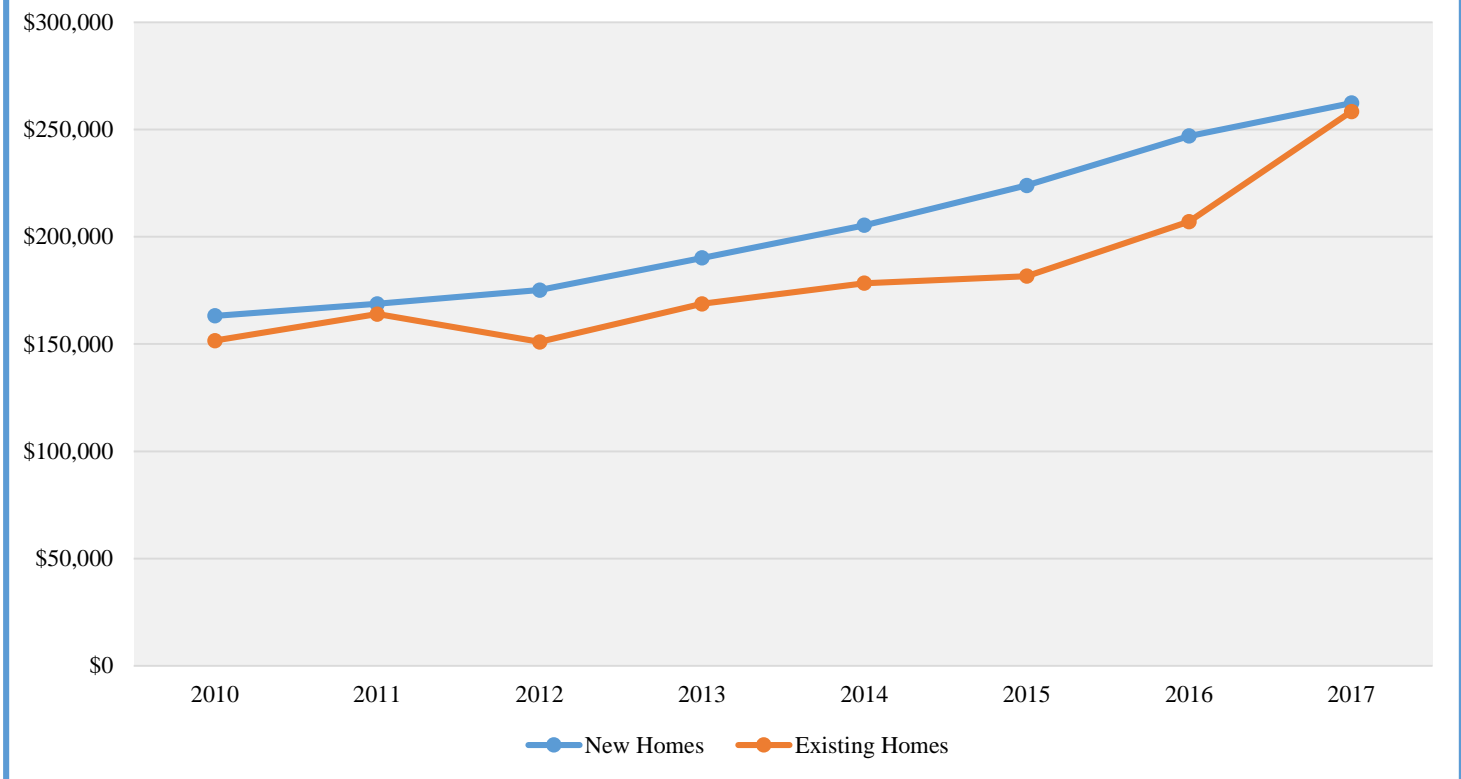
- EMS ISD had 3,640 home sales from in the last 12 months, and roughly 21% were new homes
- Within EMS ISD, the average new home sale price in 2017 was \$262,315
- Within EMS ISD, the average existing home sale price in 2017 was \$258,430





EMS ISD Historical Home Price Analysis

New vs. Existing Sale Price, 2010 - 2017



	New Homes	Existing Homes
2010	\$163,161	\$151,632
2011	\$168,742	\$163,959
2012	\$175,160	\$151,026
2013	\$190,163	\$168,783
2014	\$205,395	\$178,399
2015	\$223,965	\$181,650
2016	\$246,979	\$207,117
2017	\$262,315	\$258,430

- The average new home price has risen 60% since 2010, a price difference of \$99,154
- The average existing home price within EMS ISD has risen 70% since 2010, a price change of \$106,798





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 1Q18

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Prosper ISD	2,864	2,716	6,166	24,116
2	Frisco ISD	2,455	2,620	4,894	4,938
3	Denton ISD	2,156	2,045	3,130	19,458
4	Northwest ISD	1,878	1,924	1,776	25,307
5	Dallas ISD	1,895	1,744	1,850	7,374
6	Little Elm ISD	1,568	1,413	1,790	2,581
7	Eagle Mt.-Saginaw ISD	1,390	1,064	1,554	20,607*
8	Lewisville ISD	1,107	1,039	2,329	3,982
9	Forney ISD	1,234	948	1,678	14,207
10	Rockwall ISD	903	914	1,820	8,406
11	Wylie ISD	922	809	1,006	4,150
12	Keller ISD	580	737	759	1,686
13	McKinney ISD	636	718	1,609	6,425
14	Allen ISD	703	703	1,371	1,219
15	Mansfield ISD	676	658	1,086	6,689
16	Midlothian ISD	717	635	1,280	19,666
17	Fort Worth ISD	582	612	833	4,966
18	Crowley ISD	825	595	911	12,430
19	Garland ISD	348	538	319	4,080
20	Waxahachie ISD	553	514	845	9,823

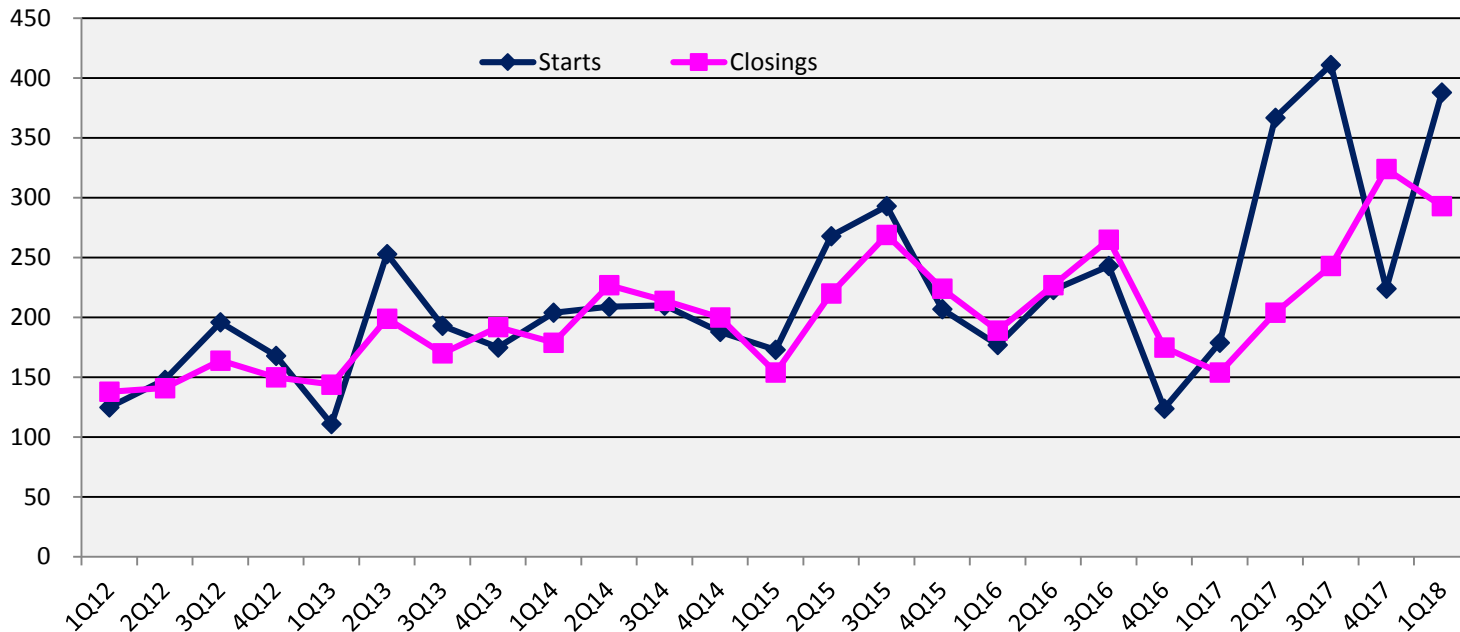
* Based on additional Templeton Demographics housing research





New Housing Activity

Eagle Mountain-Saginaw ISD



Starts	2012	2013	2014	2015	2016	2017	2018
1Q	125	112	205	173	177	179	388
2Q	148	253	209	268	223	367	
3Q	196	193	210	293	243	411	
4Q	168	176	188	207	124	224	
Total	637	734	812	941	767	1,181	388

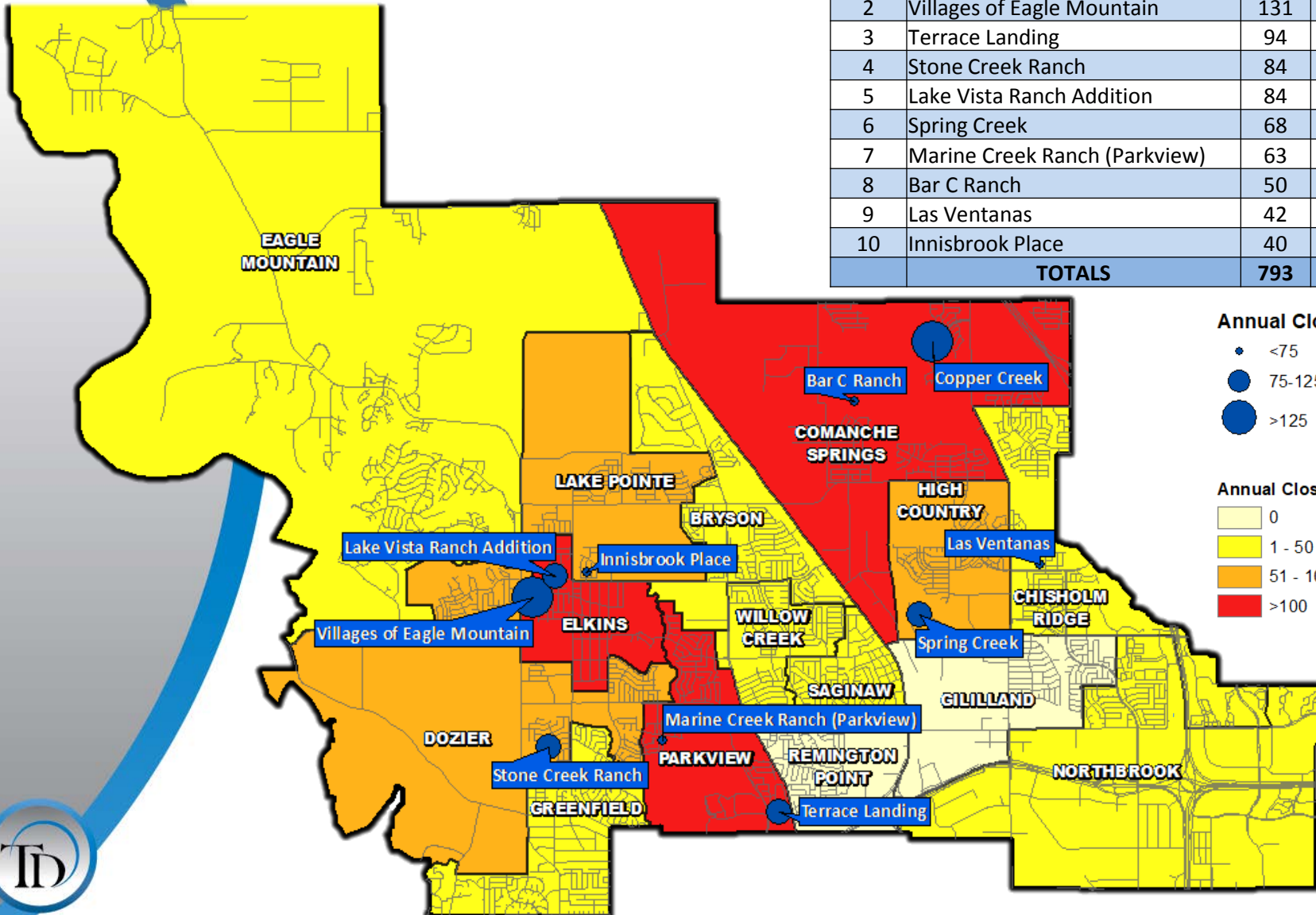
Closings	2012	2013	2014	2015	2016	2017	2018
1Q	138	144	181	154	189	154	293
2Q	141	199	227	220	227	204	
3Q	164	171	214	269	265	243	
4Q	150	195	200	224	175	324	
Total	593	709	822	867	856	925	293

- EMS ISD had more than 380 home starts in the first quarter, the most 1Q starts in more than 10 years
- The district closed nearly 300 new homes in 1Q18, nearly double the previous 1Q
- New home inventory is up due to the large number of homes under construction



Annual Closings Distribution

Top 10 Subdivisions - 1Q18 (Ranked by Annual Closings)				
Rank	Subdivision	Annual Starts	VDL	Future
1	Copper Creek	137	90	845
2	Villages of Eagle Mountain	131	26	140
3	Terrace Landing	94	0	0
4	Stone Creek Ranch	84	33	297
5	Lake Vista Ranch Addition	84	52	278
6	Spring Creek	68	2	0
7	Marine Creek Ranch (Parkview)	63	31	887
8	Bar C Ranch	50	213	614
9	Las Ventanas	42	31	214
10	Innisbrook Place	40	66	131
TOTALS		793	544	3,406



Annual Closings by Sub

- <75
- 75-125
- >125

Annual Closings by Elem Zone

- 0
- 1 - 50
- 51 - 100
- >100





VDL Distribution

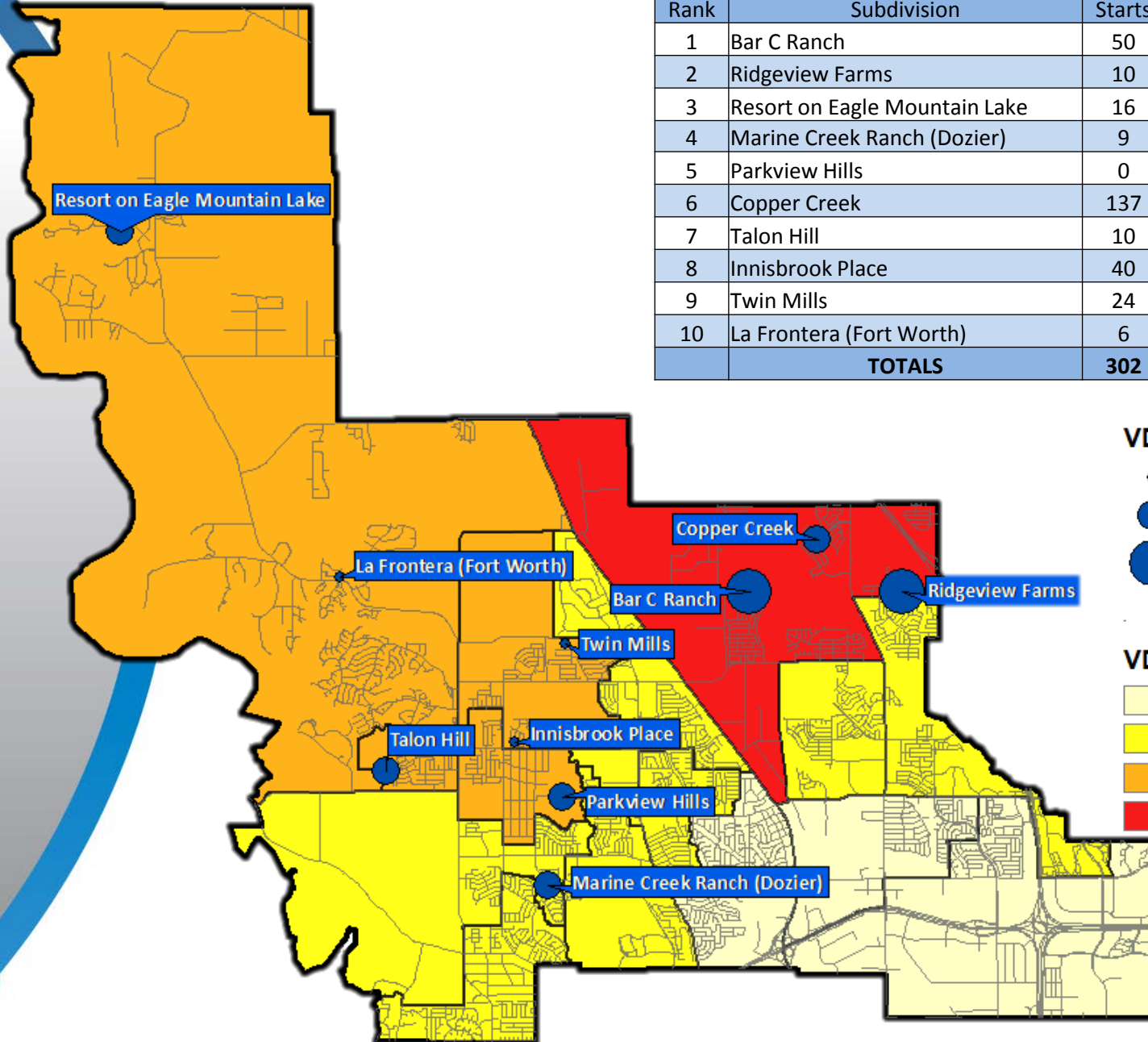
Top 10 Subdivisions - 1Q18 (Ranked by remaining VDL)				
Rank	Subdivision	Annual Starts	VDL	Future
1	Bar C Ranch	50	213	614
2	Ridgeview Farms	10	173	224
3	Resort on Eagle Mountain Lake	16	106	160
4	Marine Creek Ranch (Dozier)	9	93	272
5	Parkview Hills	0	93	240
6	Copper Creek	137	90	845
7	Talon Hill	10	90	243
8	Innisbrook Place	40	66	131
9	Twin Mills	24	59	372
10	La Frontera (Fort Worth)	6	54	327
TOTALS		302	1,037	3,428

VDL by Sub

- <75
- 75-125
- >125

VDL by Elem Zone

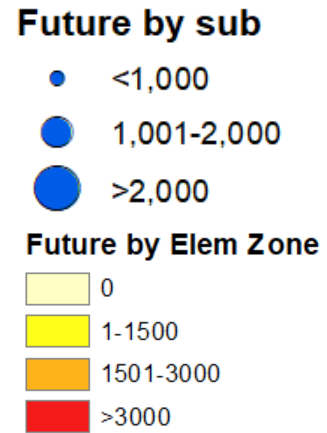
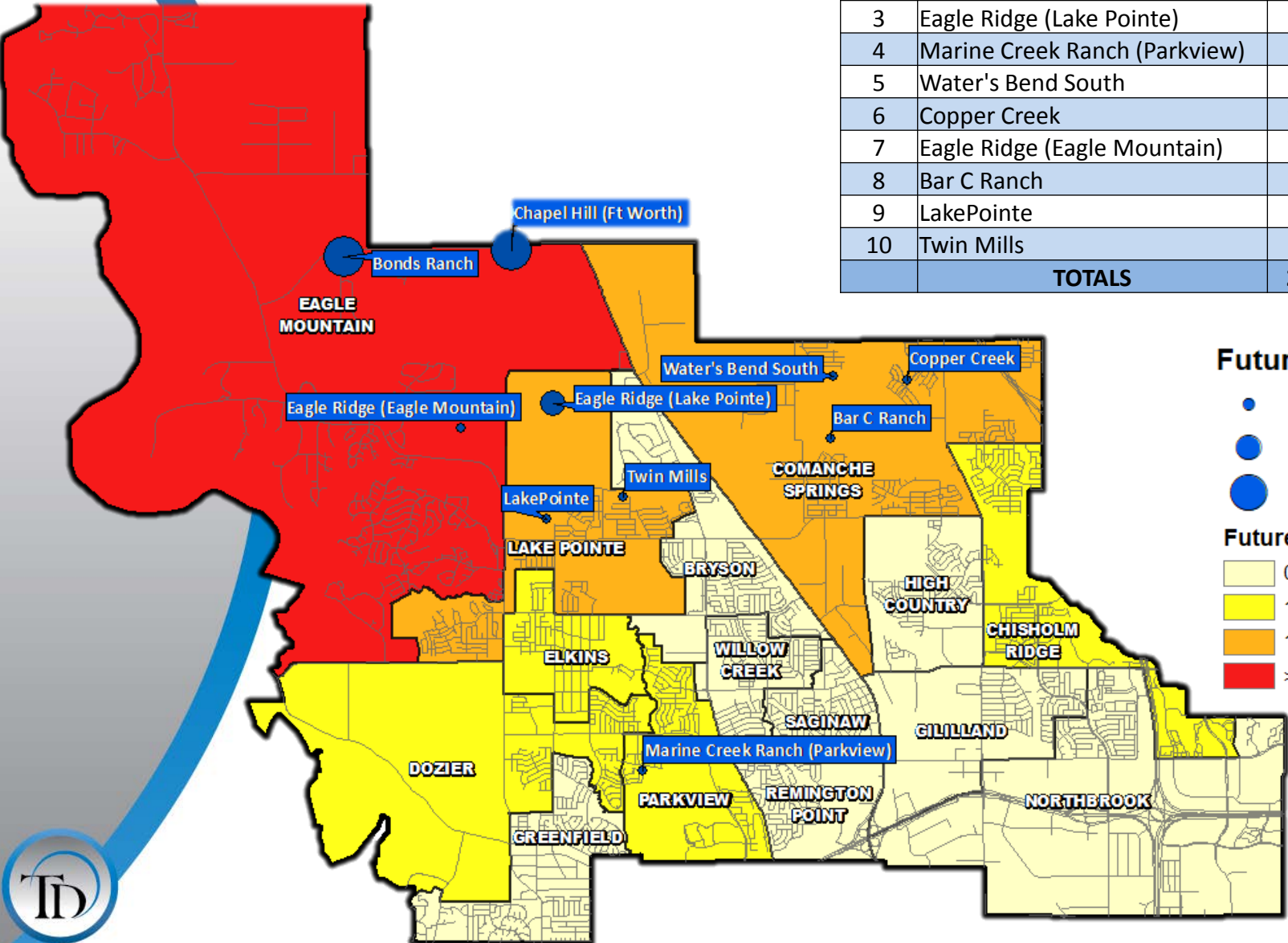
- 0
- 1 - 150
- 151 - 300
- >300





Futures Distribution

Top 10 Subdivisions - 1Q18 (Ranked by Future Inventory)				
Rank	Subdivision	Annual Starts	VDL	Future
1	Chapel Hill (Ft Worth)	0	5	4,713
2	Bonds Ranch	0	0	4,065
3	Eagle Ridge (Lake Pointe)	0	0	1,700
4	Marine Creek Ranch (Parkview)	63	31	887
5	Water's Bend South	0	5	852
6	Copper Creek	137	90	845
7	Eagle Ridge (Eagle Mountain)	0	0	750
8	Bar C Ranch	50	213	614
9	LakePointe	0	0	594
10	Twin Mills	24	59	372
TOTALS		274	403	15,392





District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	45	7	49	16	22	29	334
CHISHOLM RIDGE	57	23	44	11	37	31	903
COMANCHE SPRINGS	245	37	228	88	70	532	2,598
DOZIER	151	61	99	7	82	127	1,054
EAGLE MOUNTAIN	61	17	35	6	48	272	10,414
ELKINS	359	136	221	61	168	190	658
GILILLAND	0	0	0	0	0	0	0
GREENFIELD	2	0	5	2	1	18	192
HIGH COUNTRY	152	38	68	37	86	17	352
LAKE POINTE	129	54	74	22	83	253	3,141
NORTHBROOK	41	1	38	10	3	0	0
PARKVIEW	102	12	157	23	38	46	887
REMINGTON POINT	0	0	0	0	0	0	0
SAGINAW	0	0	1	0	0	0	0
WILLOW CREEK	46	2	45	10	24	39	74
GRAND TOTAL	1,390	388	1,064	293	662	1,554	20,607

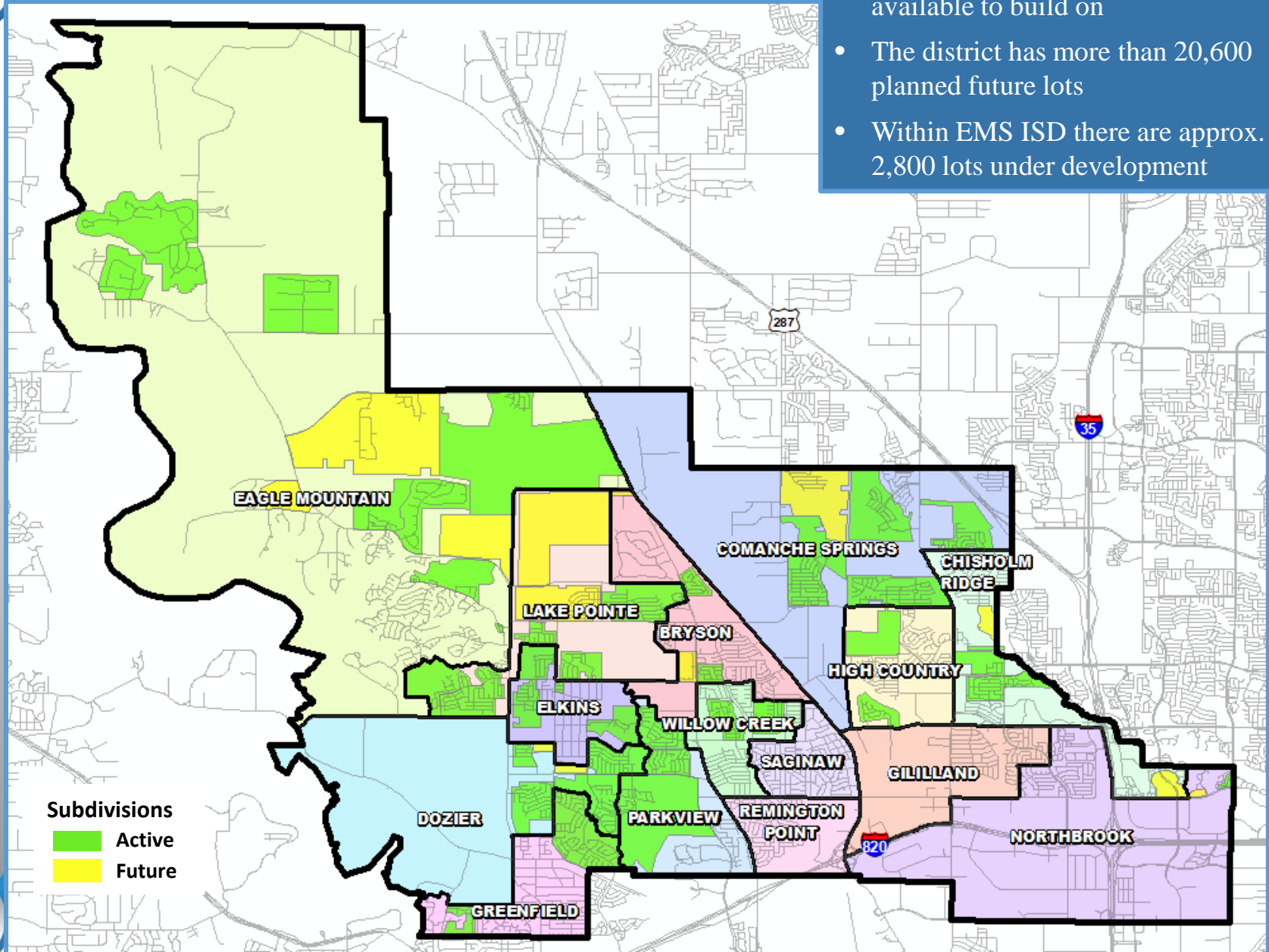
- Highest activity in the category
- Second highest activity in the category
- Third highest activity in the category





District Housing Overview

- EMS ISD has approx. 1,550 lots available to build on
- The district has more than 20,600 planned future lots
- Within EMS ISD there are approx. 2,800 lots under development



Subdivisions

- Active
- Future



Residential Activity

Basswood Crossing



- Basswood Crossing**
- 427 total lots
 - 352 future
 - 53 under construction
 - 15 VDL
 - Groundwork underway on Phase 2, delivering summer 2018
 - \$235K-\$320K
 - Building 60-70 homes a year
 - High Country Elementary





Residential Activity

Copper Creek



Copper Creek

- 1,119 total lots
- 845 future lots
- 137 occupied homes
- 26 homes under construction
- 90 VDL
- 184 annual starts
- Streets paving in Phase 2 (128 lots), homes starting summer 2018
- Groundwork underway on Phase 3 (257 lots)
- Building ~150 homes a year
- \$230K-\$350K
- Comanche Springs Elementary





Residential Activity

Villages of Eagle Mountain



Villages of Eagle Mountain

- 487 total lots
- 140 futures
- 175 occupied
- 128 under construction
- 26 VDL
- Groundwork on 140 futures estimated to begin May-June 2018
- Building ~150 homes a year
- \$200K-\$245K
- Elkins Elementary





Residential Activity

Fossil Creek



NORTHBROOK
ELEM

Fossil Creek

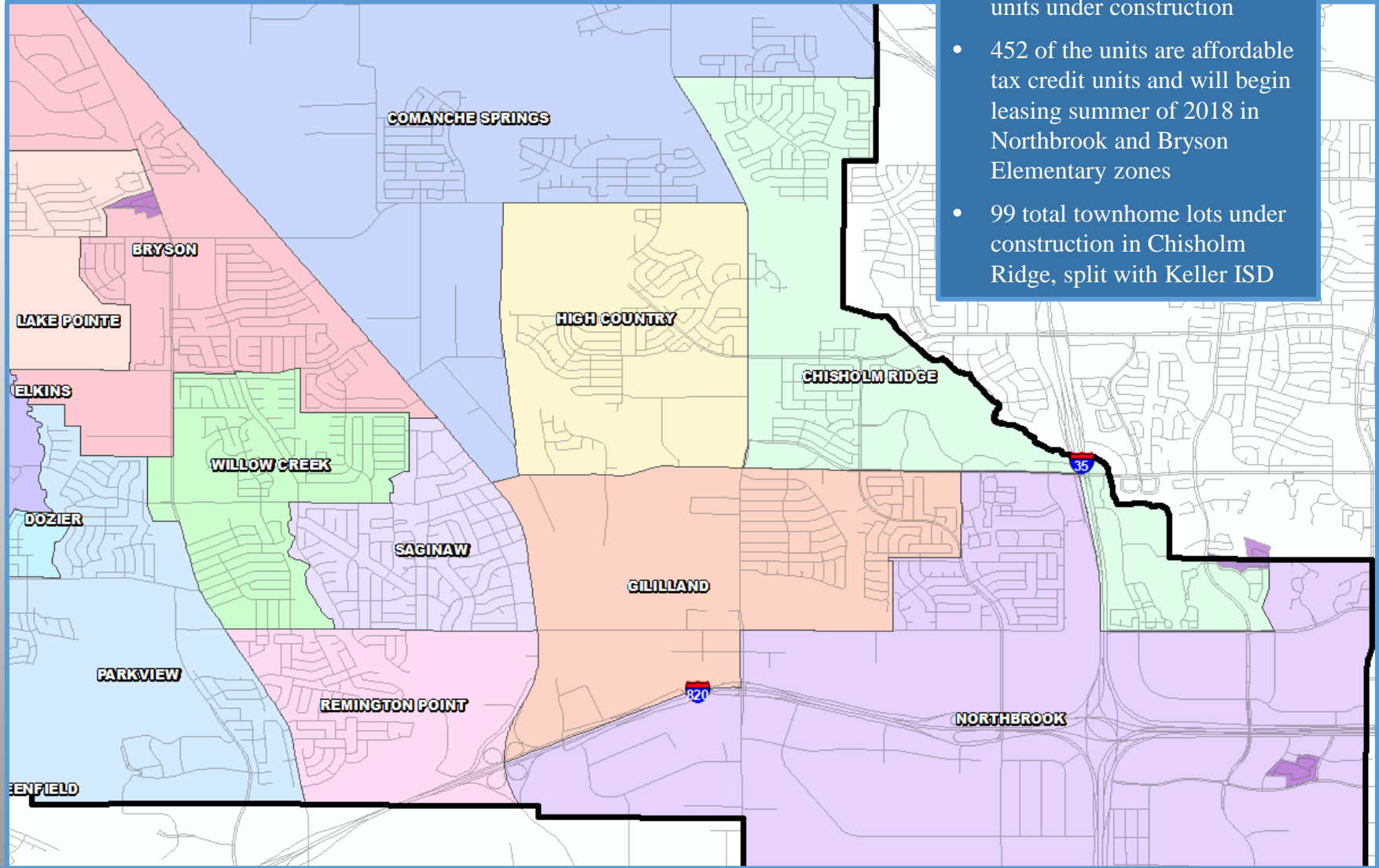
- 320 total future lots
- Lots sold to Pulte (~170 lots) and DR Horton (~150 lots)
- Homebuilding estimated to begin on DR Horton side Fall 2018
- Approx. start date for homebuilding in Pulte lots winter 2018-beginning 2019
- \$200K-\$245K
- Chisholm Ridge Elementary





Multi-Family Housing Overview

- Within EMS ISD there are currently 502 multi-family units under construction
- 452 of the units are affordable tax credit units and will begin leasing summer of 2018 in Northbrook and Bryson Elementary zones
- 99 total townhome lots under construction in Chisholm Ridge, split with Keller ISD



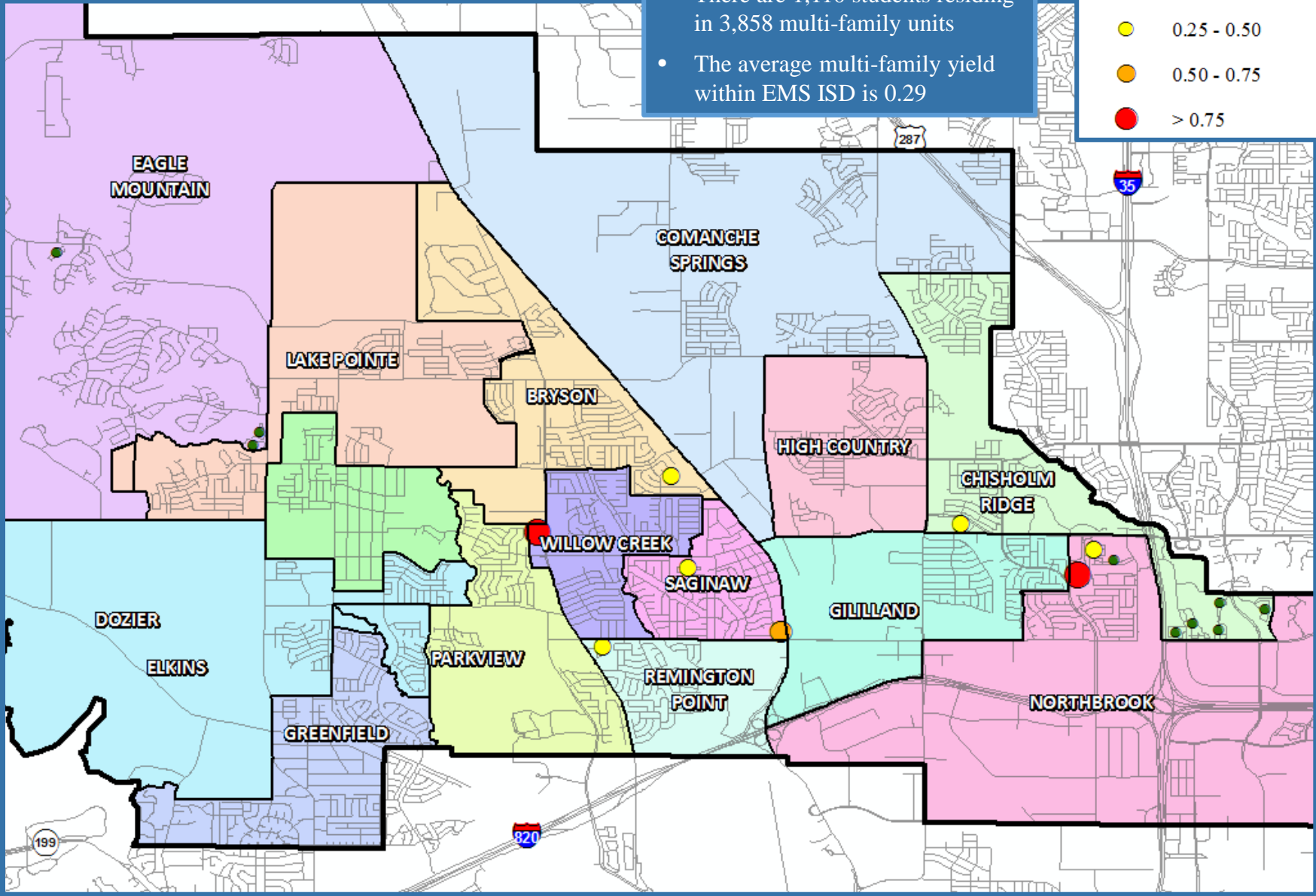
Apartment Yield Analysis



- There are 1,110 students residing in 3,858 multi-family units
- The average multi-family yield within EMS ISD is 0.29

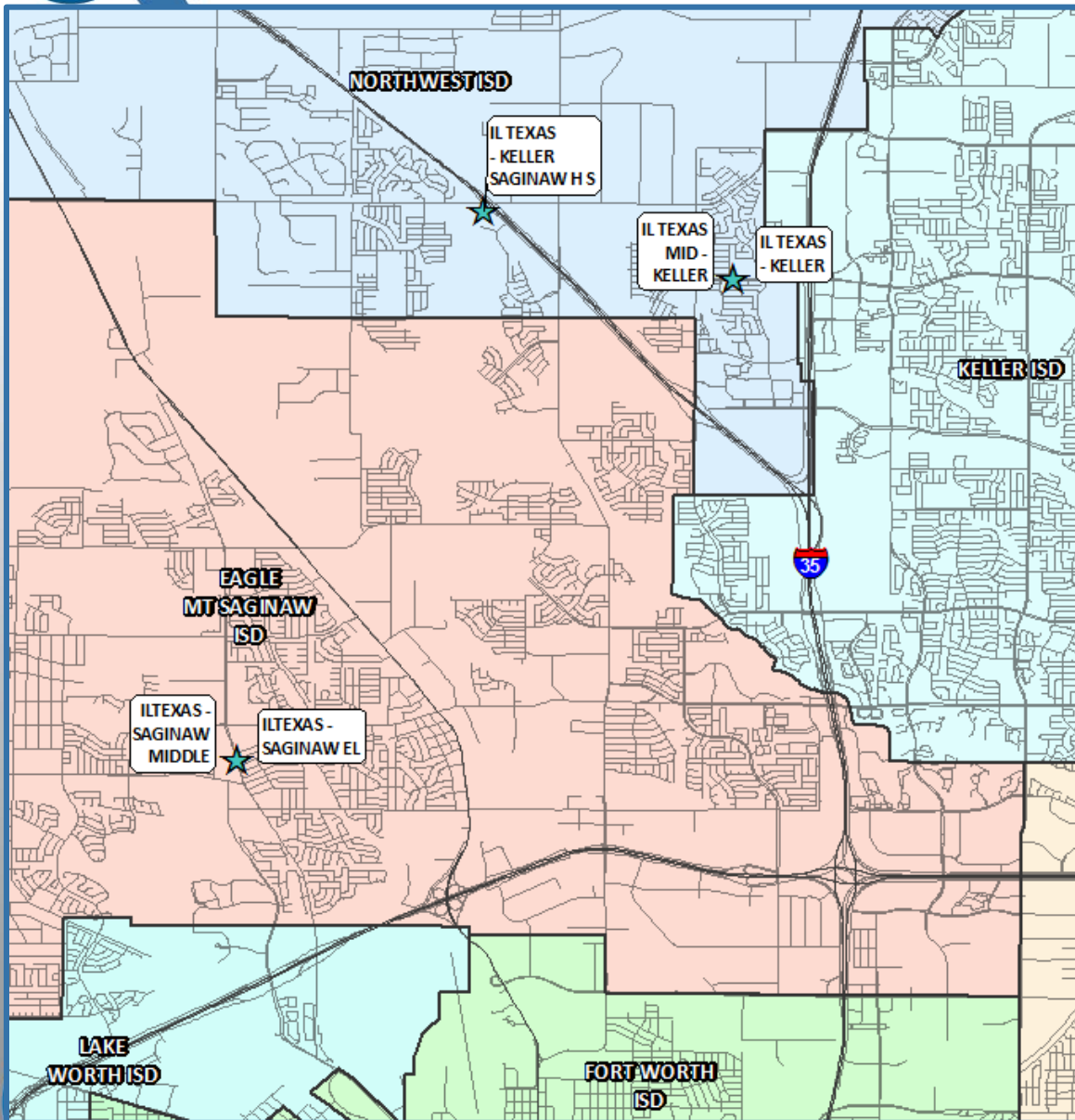
Multi-Family Yields

- < 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75





International Leadership of Texas Charter Impact



The IL of Texas now has three North Fort Worth campuses:

- **IL of Texas- Keller**
 - Located on Heritage Trace Parkway
 - K-8th
 - 1,409 students in 2017/18
 - Opened in 2014 with 1,300 students
- **IL of Texas- Saginaw**
 - Opened on N Old Decatur Rd in 2017
 - K -8th
 - 1,251 students in 2017/18
 - Hoping to reach capacity of 1,416
- **IL of Texas Keller-Saginaw High School**
 - Opened permanent campus on Berkshire Lake Blvd in 2017
 - 9-12th grade
 - 263 students in 2016/17
 - 433 students 2017/18



How Projections are Built

**District
Planning
Areas**



**Student
Geo-code**



**Cohort &
Enrollment
Trends**



**Housing
Market
Trends**



Mobility

Birth-rates



10 Year Enrollment Projections



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 %
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		
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	455	1,327	1,363	1,404	1,590	1,583	1,510	1,512	1,474	1,552	1,595	1,506	1,488	1,294	19,653	450	2.34%
2017/18	524	1,255	1,340	1,328	1,389	1,518	1,535	1,466	1,489	1,467	1,620	1,578	1,417	1,391	19,317	-336	-1.71%
2018/19	524	1,368	1,362	1,414	1,412	1,470	1,611	1,555	1,522	1,514	1,588	1,615	1,512	1,334	19,801	484	2.51%
2019/20	524	1,459	1,466	1,416	1,483	1,466	1,529	1,636	1,623	1,541	1,628	1,579	1,550	1,428	20,328	527	2.66%
2020/21	524	1,522	1,550	1,515	1,472	1,529	1,522	1,562	1,715	1,647	1,664	1,619	1,516	1,456	20,813	485	2.39%
2021/22	524	1,588	1,639	1,614	1,574	1,529	1,584	1,557	1,638	1,753	1,779	1,656	1,560	1,428	21,423	610	2.93%
2022/23	524	1,624	1,685	1,694	1,673	1,626	1,585	1,628	1,634	1,688	1,888	1,769	1,590	1,469	22,077	654	3.05%
2023/24	524	1,663	1,732	1,741	1,758	1,728	1,678	1,633	1,710	1,681	1,821	1,874	1,711	1,504	22,758	681	3.08%
2024/25	524	1,687	1,779	1,796	1,809	1,818	1,790	1,729	1,713	1,757	1,814	1,810	1,813	1,633	23,472	714	3.14%
2025/26	524	1,751	1,807	1,841	1,865	1,868	1,879	1,848	1,814	1,763	1,895	1,803	1,774	1,732	24,164	692	2.95%
2026/27	524	1,802	1,872	1,871	1,915	1,928	1,931	1,936	1,940	1,866	1,901	1,881	1,774	1,693	24,834	670	2.77%
2027/28	524	1,827	1,928	1,941	1,946	1,983	1,997	1,990	2,030	1,937	2,012	1,888	1,837	1,692	25,532	698	2.81%

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

- EMS ISD could enroll more than 19,800 students in 2018/19
- 5 year growth = 2,760 students
- 2022/23 enrollment = 22,077 students
- 10 year growth = 6,215 students
- 2027/28 enrollment = 25,532 students

Ten Year Forecast

By Elementary Campus

Campus	Capacity	History	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	2027/28
HAFLEY DEVELOPMENT CENTER	512	408	473	473	473	473	473	473	473	473	473	473	473
BRYSON ELEMENTARY	675	572	489	488	494	506	510	505	509	514	520	525	527
CHISHOLM RIDGE ELEMENTARY	803	715	664	677	677	689	712	718	763	800	828	847	855
COMANCHE SPRINGS ELEMENTARY	753	593	662	738	783	865	954	1,042	1,117	1,188	1,261	1,338	1,416
DOZIER ELEMENTARY	803	553	639	716	751	816	862	923	939	967	994	1,020	1,060
EAGLE MOUNTAIN ELEMENTARY	758	613	650	686	712	760	801	851	903	947	982	1,018	1,044
ELKINS ELEMENTARY	605	327	318	338	361	392	414	452	486	525	564	603	644
GILILLAND ELMENTARY	734	502	501	574	562	570	575	584	594	597	603	603	601
GREENFIELD ELEMENTARY	803	770	709	702	708	710	739	730	736	747	754	762	767
HIGH COUNTRY ELEMENTARY	745	590	532	540	543	551	604	623	643	666	677	688	709
LAKE POINTE ELEMENTARY	779	718	699	707	734	748	817	877	927	978	1,028	1,071	1,115
NORTHBROOK ELEMENTARY	779	620	597	605	652	671	659	647	654	657	668	667	672
PARKVIEW ELEMENTARY	779	519	493	511	520	541	576	621	671	712	744	773	795
REMINGTON POINT ELEMENTARY	758	589	490	468	459	453	460	464	486	500	502	509	513
SAGINAW ELEMENTARY	519	429	375	356	349	340	355	363	370	376	384	391	395
WILLOW CREEK ELEMENTARY	727	714	598	582	565	549	541	538	553	556	553	555	560
ELEMENTARY TOTALS	11,532	9,232	8,889	9,161	9,343	9,634	10,052	10,411	10,824	11,203	11,535	11,843	12,146
Elementary Percent Change		1.339%	-3.72%	3.06%	1.99%	3.11%	4.34%	3.57%	3.97%	3.50%	2.96%	2.67%	2.56%
Elementary Absolute Change		122	-343	272	182	291	418	359	413	379	332	308	303

*Green box = within 5% of capacity

*Yellow box = over capacity



Ten Year Forecast

By Middle School & High School Campus

Campus	Capacity	History	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	2027/28
CREEKVIEW MIDDLE SCHOOL	1,078	880	902	957	977	1,000	1,016	990	1,023	1,057	1,152	1,232	1,287
HIGHLAND MIDDLE SCHOOL	1,050	871	856	877	923	904	875	853	869	900	901	955	983
PRAIRIE VISTA MIDDLE SCHOOL	1,002	878	820	861	922	997	1,036	1,068	1,077	1,119	1,166	1,233	1,281
WAYSIDE MIDDLE SCHOOL	1,002	943	880	895	914	935	945	962	982	1,025	1,082	1,148	1,204
WILLKIE MIDDLE SCHOOL	1,002	961	959	996	1,059	1,083	1,071	1,072	1,068	1,093	1,119	1,169	1,197
MIDDLE SCHOOL TOTALS	5,134	4,533	4,417	4,586	4,795	4,919	4,943	4,945	5,019	5,194	5,420	5,737	5,952
Middle School Percent Change		1.77%	-2.56%	3.83%	4.56%	2.59%	0.49%	0.04%	1.50%	3.49%	4.35%	5.85%	3.75%
Middle School Absolute Change		79	-116	169	209	124	24	2	74	175	226	317	215
BOSWELL HIGH SCHOOL		1,809	1,898	1,921	1,972	1,941	1,963	2,028	2,067	2,141	2,158	2,193	2,277
SAGINAW HIGH SCHOOL		1,924	1,898	1,899	1,901	1,928	1,989	2,109	2,176	2,199	2,278	2,256	2,300
CHISHOLM TRAIL HIGH SCHOOL		2,011	2,078	2,096	2,179	2,253	2,338	2,446	2,534	2,597	2,635	2,667	2,719
WATSON HIGH SCHOOL		83	90	90	90	90	90	90	90	90	90	90	90
HIGH SCHOOL TOTALS		5,827	5,964	6,006	6,142	6,212	6,380	6,673	6,867	7,027	7,161	7,206	7,386
High School Percent Change		3.87%	2.35%	0.70%	2.26%	1.14%	2.70%	4.59%	2.91%	2.33%	1.91%	0.63%	2.50%
High School Absolute Change		217	137	42	136	70	168	293	194	160	134	45	180
TARRANT COUNTY JJAEP		3	2	3	3	3	3	3	3	3	3	3	3
ALTERNATIVE DISCIPLINE SCHOOL		58	45	45	45	45	45	45	45	45	45	45	45
ALTERNATIVE SCHOOL TOTALS		61	47	48	48	48	48	48	48	48	48	48	48
DISTRICT TOTALS		19,653	19,317	19,801	20,328	20,813	21,423	22,077	22,758	23,472	24,164	24,834	25,532
District Percent Change		2.34%	-1.71%	2.51%	2.66%	2.39%	2.93%	3.05%	3.08%	3.14%	2.95%	2.77%	2.81%
District Absolute Change		450	-336	484	527	485	610	654	681	714	692	670	698

*Green box = within 5% of capacity

*Yellow box = over capacity





Summary

- Fort Worth's unemployment rate is below 4%.
- EMS ISD had more than 3,640 home sales from Jan 2017 to March 2018, and roughly 20% were new homes.
- EMS ISD started more than 380 new homes in 1Q18, a rise of nearly 210 units over 1Q17.
- New home starts were driven by activity in Elkins, Comanche Springs, High Country, and Dozier Elementary Zones.
- Fossil Creek estimated to start homebuilding in fall of 2018.
- EMS ISD can expect an increase of approximately 2,760 students during the next 5 years.
- EMS ISD is projected to enroll 25,530 students for the 2027/28 school year.