

*Eagle Mountain-
Saginaw
Independent
School
District*



Quarterly
Report
2Q17

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



TEMPLETON
DEMOGRAPHICS



Economic Conditions – DFW Area (June 2017)

2.5%

88,220 new jobs
National rate 1.4%



Job Growth

Unemployment Rate



U.S. 4.5%
Texas 4.7%
DFW MSA 4.0%
Fort Worth 4.3%

-0.3%

31,254

1,692 more starts than
2Q16



Annual Home Starts





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q17

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,576	2,597	4,359	6,639
2	Prosper ISD	2,808	2,399	5,432	26,728
3	Denton ISD	1,948	1,948	2,585	20,648
4	Northwest ISD	2,005	1,691	1,664	23,656
5	Dallas ISD	1,800	1,496	2,091	6,593
6	Lewisville ISD	1,234	1,344	1,677	4,561
7	Little Elm ISD	1,137	1,057	1,532	3,646
8	Rockwall ISD	953	974	1,948	8,190
9	Wylie ISD	813	821	1,127	4,150
10	McKinney ISD	835	819	1,495	6,881
11	Eagle Mt.-Saginaw ISD	914	798	1,504	20,349
12	Keller ISD	725	791	749	1,716
13	Mansfield ISD	739	720	926	6,723
14	Crowley ISD	563	679	1,052	9,213
15	Forney ISD	810	654	1,501	13,496
16	Allen ISD	683	597	1,109	1,724
17	Garland ISD	594	569	415	4,119
18	Midlothian ISD	603	546	1,607	19,524
19	Coppell ISD	467	505	427	490
20	Waxahachie ISD	481	463	889	9,522

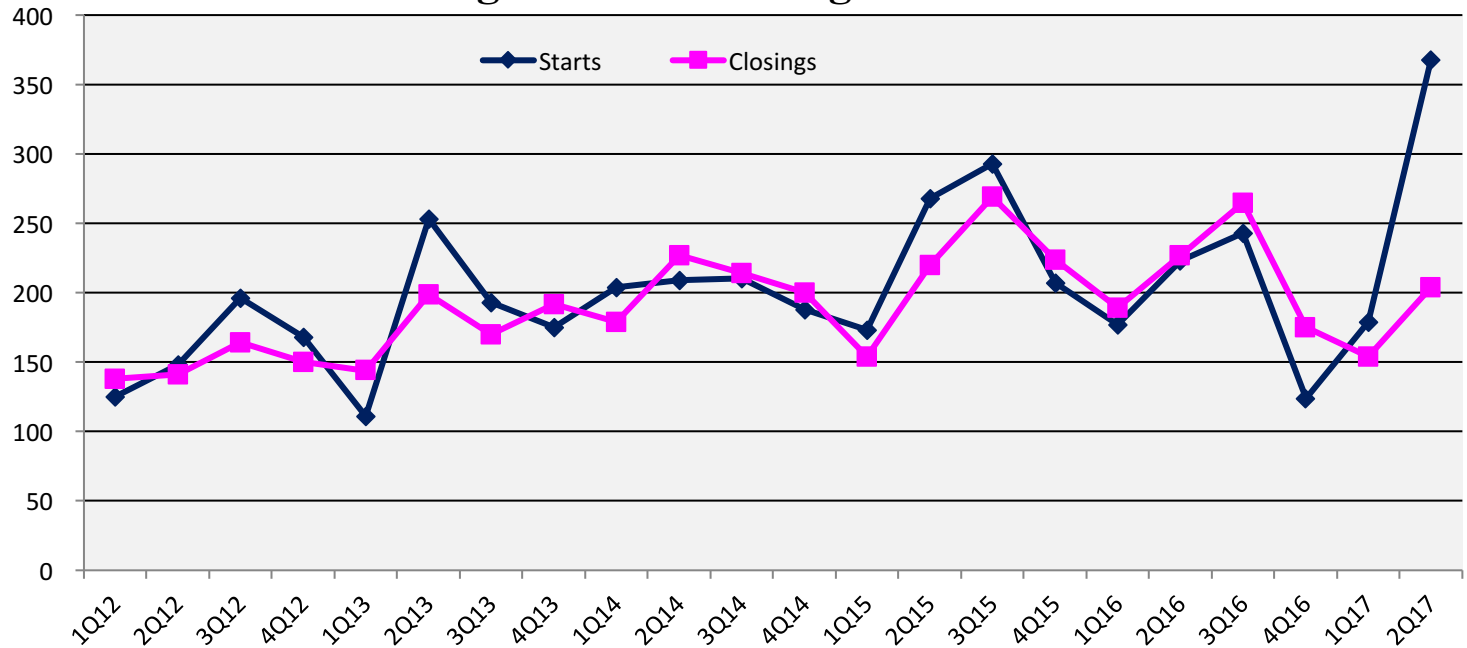
* Based on additional Templeton Demographics housing research





New Housing Activity

Eagle Mountain- Saginaw ISD



Starts	2012	2013	2014	2015	2016	2017
1Q	125	112	205	173	177	179
2Q	148	253	209	268	223	368
3Q	196	193	210	293	243	
4Q	168	176	188	207	124	
Total	637	734	812	941	767	547

Closings	2012	2013	2014	2015	2016	2017
1Q	138	144	181	154	189	154
2Q	141	199	227	220	227	204
3Q	164	171	214	269	265	
4Q	150	195	200	224	175	
Total	593	709	822	867	856	358

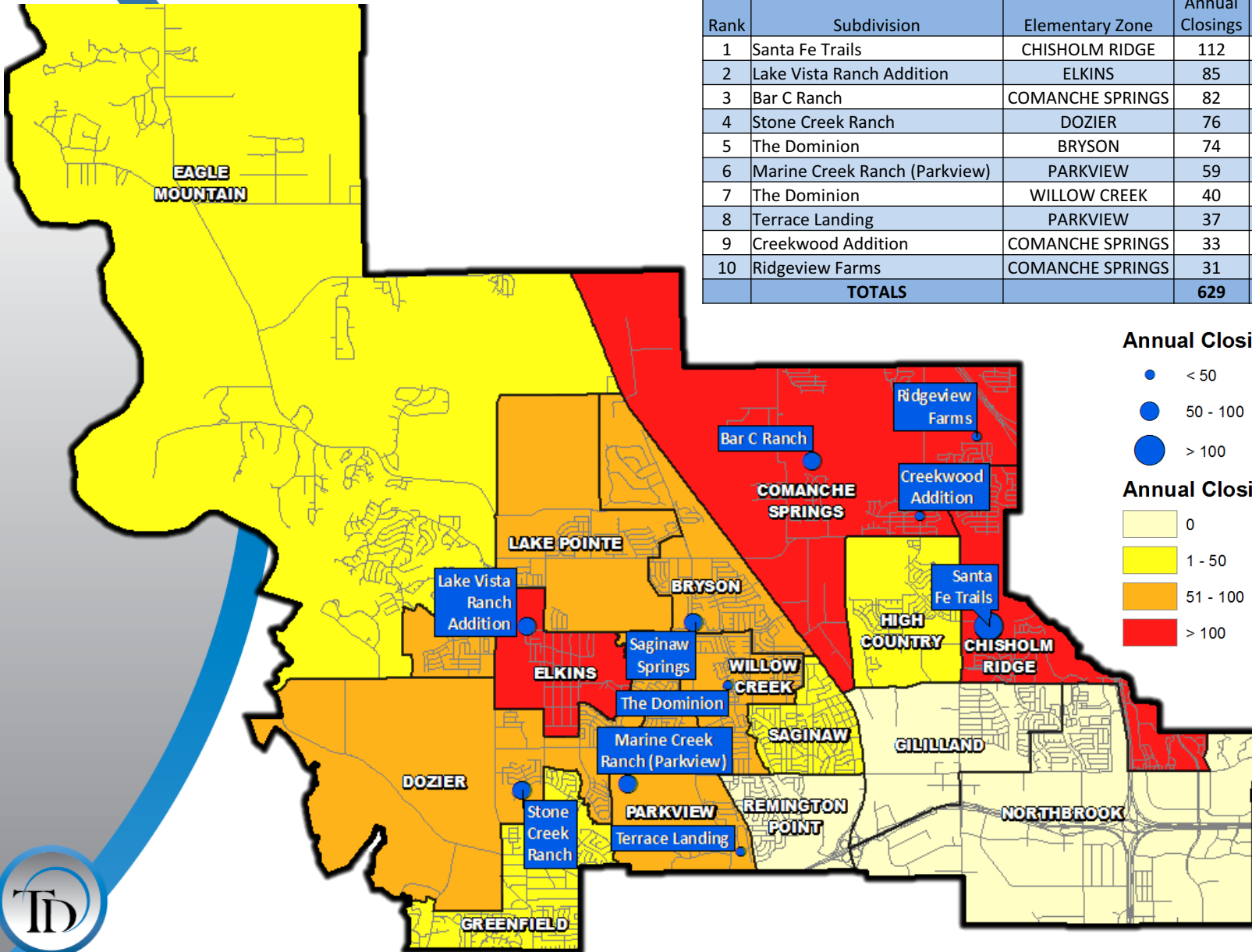
- EMS ISD had 368 new home starts in 2Q17, the most starts in a single quarter in more than 10 years, and more than double the previous quarter
- The district closed more than 200 homes in 2Q17, a rise of 50 units over the previous quarter
- New home inventory is up due to the large number of homes under construction





Annual Closing Distribution 2Q17

Top 10 Subdivisions - 2Q17 (Ranked by Annual Closings)						
Rank	Subdivision	Elementary Zone	Annual Closings	Quarter Closings	VDL	Future
1	Santa Fe Trails	CHISHOLM RIDGE	112	1	1	0
2	Lake Vista Ranch Addition	ELKINS	85	23	113	278
3	Bar C Ranch	COMANCHE SPRINGS	82	18	48	816
4	Stone Creek Ranch	DOZIER	76	21	1	384
5	The Dominion	BRYSON	74	14	15	0
6	Marine Creek Ranch (Parkview)	PARKVIEW	59	14	67	744
7	The Dominion	WILLOW CREEK	40	10	20	0
8	Terrace Landing	PARKVIEW	37	37	3	0
9	Creekwood Addition	COMANCHE SPRINGS	33	9	51	63
10	Ridgeview Farms	COMANCHE SPRINGS	31	9	7	335
TOTALS			629	156	326	2,620



Annual Closings by Sub

- < 50
- 50 - 100
- > 100

Annual Closings by Elem Zone

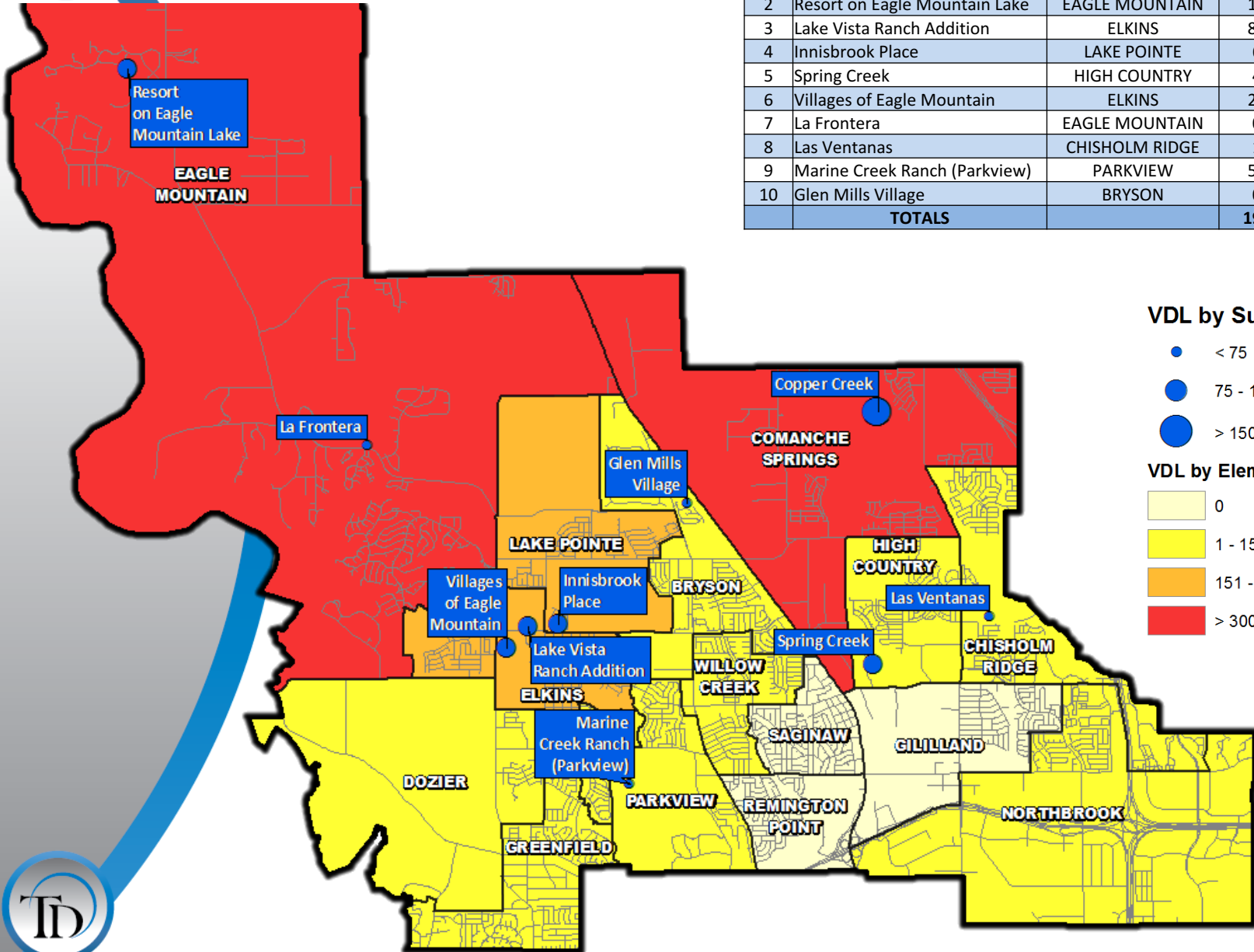
- 0
- 1 - 50
- 51 - 100
- > 100





VDL Distribution

Top 10 Subdivisions - 2Q17 (Ranked by remaining VDL)					
Rank	Subdivision	Elementary Zone	Annual Closings	VDL	Future
1	Copper Creek	COMANCHE SPRINGS	0	260	691
2	Resort on Eagle Mountain Lake	EAGLE MOUNTAIN	17	119	160
3	Lake Vista Ranch Addition	ELKINS	85	113	278
4	Innisbrook Place	LAKE POINTE	6	91	0
5	Spring Creek	HIGH COUNTRY	4	87	0
6	Villages of Eagle Mountain	ELKINS	20	86	289
7	La Frontera	EAGLE MOUNTAIN	0	73	322
8	Las Ventanas	CHISHOLM RIDGE	1	69	215
9	Marine Creek Ranch (Parkview)	PARKVIEW	59	67	744
10	Glen Mills Village	BRYSON	0	56	58
TOTALS			192	1,021	2,757



VDL by Subdivision

- < 75
- 75 - 150
- > 150

VDL by Elem Zone

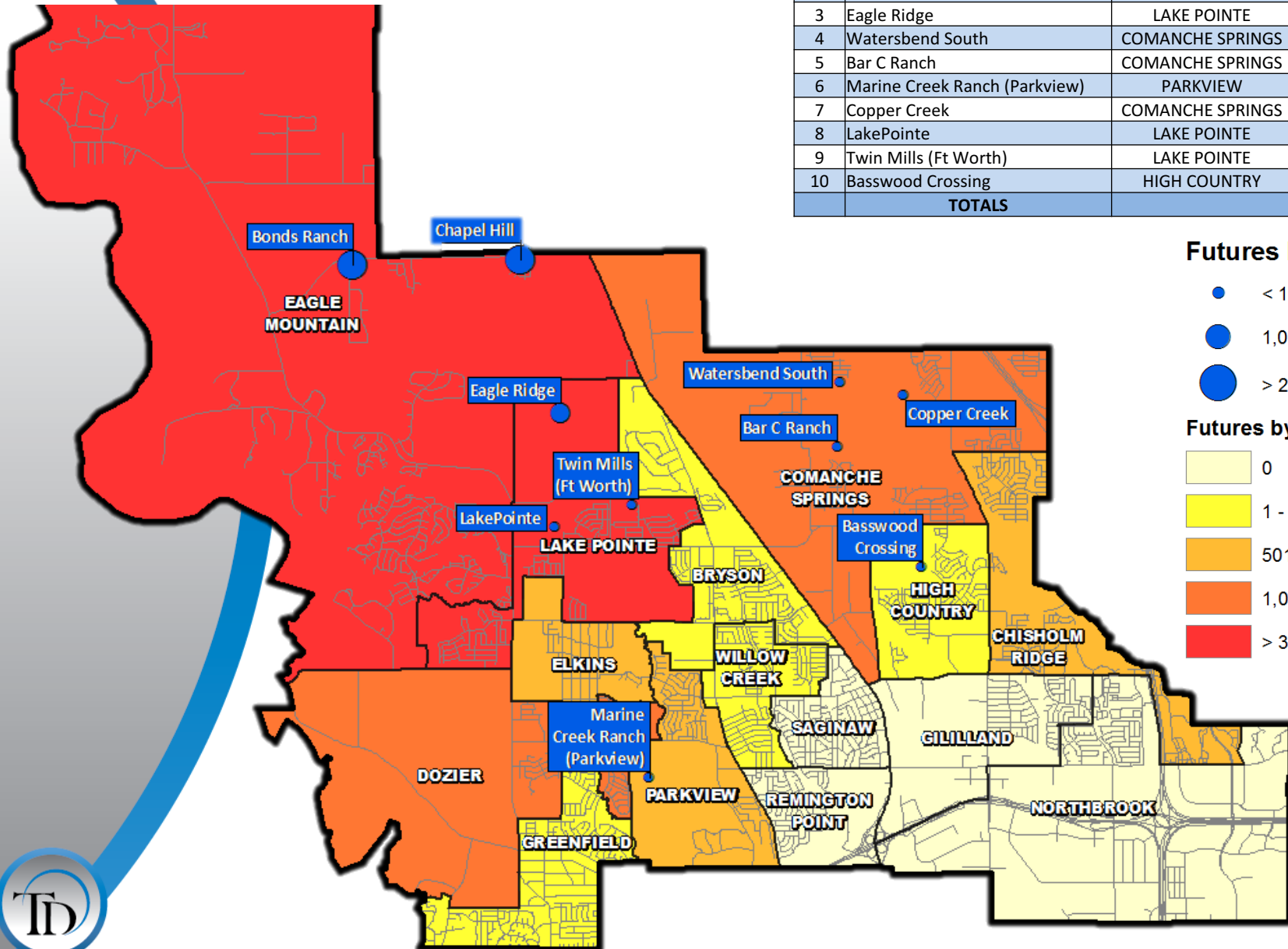
- 0
- 1 - 150
- 151 - 300
- > 300





Futures Distribution

Top 10 Subdivisions - 2Q17 (Ranked by Future Inventory)				
Rank	Subdivision	Elementary Zone	VDL	Future
1	Chapel Hill	EAGLE MOUNTAIN	5	4,713
2	Bonds Ranch	EAGLE MOUNTAIN	0	4,065
3	Eagle Ridge	LAKE POINTE	0	1,800
4	Watersbend South	COMANCHE SPRINGS	5	852
5	Bar C Ranch	COMANCHE SPRINGS	48	816
6	Marine Creek Ranch (Parkview)	PARKVIEW	67	744
7	Copper Creek	COMANCHE SPRINGS	260	691
8	LakePointe	LAKE POINTE	0	607
9	Twin Mills (Ft Worth)	LAKE POINTE	41	439
10	Basswood Crossing	HIGH COUNTRY	0	420
TOTALS			426	15,147



Futures by Sub

- < 1,000
- 1,000 - 2,000
- > 2,000

Futures by Elem Zone


- 0
- 1 - 500
- 501 - 1,000
- 1,001 - 3,000
- > 3,000






District Housing Overview by Elem Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Inventory	VDL	Future
BRYSON	41	2	74	14	14	71	254
CHISHOLM RIDGE	43	18	113	2	40	70	905
COMANCHE SPRINGS	155	35	146	36	56	371	2,757
DOZIER	134	70	85	24	76	6	1,108
EAGLE MOUNTAIN	42	21	34	7	36	308	9,764
ELKINS	158	86	105	23	93	221	900
GILLILLAND	0	0	0	0	0	0	0
GREENFIELD	8	0	21	2	2	20	192
HIGH COUNTRY	9	7	4	2	7	87	467
LAKE POINTE	71	37	55	26	39	219	3,134
NORTHBROOK	24	24	0	0	24	17	0
PARKVIEW	172	60	96	51	102	87	744
REMINGTON POINT	0	0	0	0	0	0	0
SAGINAW	1	0	2	1	0	0	0
WILLOW CREEK	56	8	63	16	15	27	124
GRAND TOTAL	914	368	798	204	504	1,504	20,349

 Highest activity in the category

 Second highest activity in the category

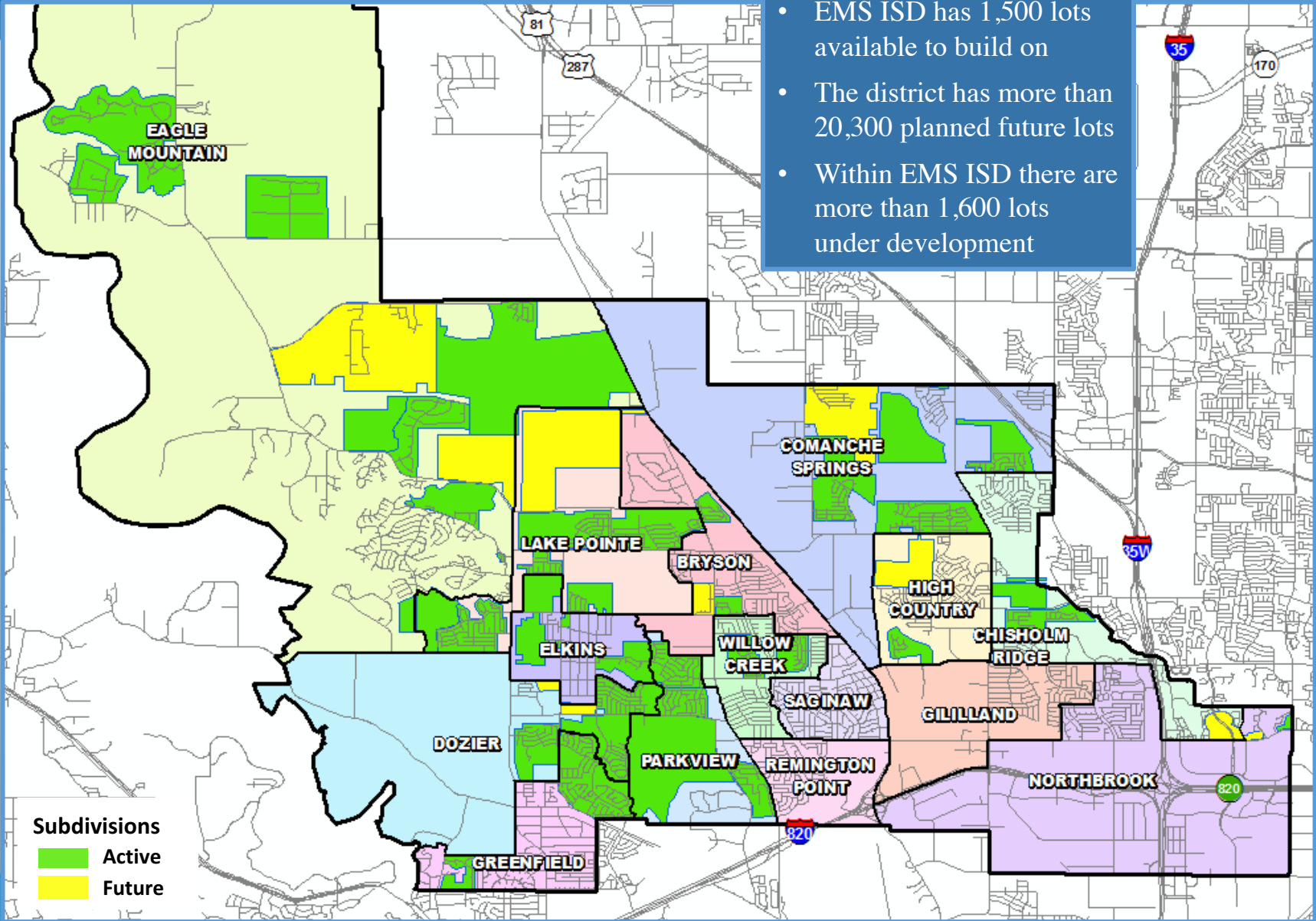
 Third highest activity in the category



District Housing Overview



- EMS ISD has 1,500 lots available to build on
- The district has more than 20,300 planned future lots
- Within EMS ISD there are more than 1,600 lots under development



Subdivisions
Active
Future





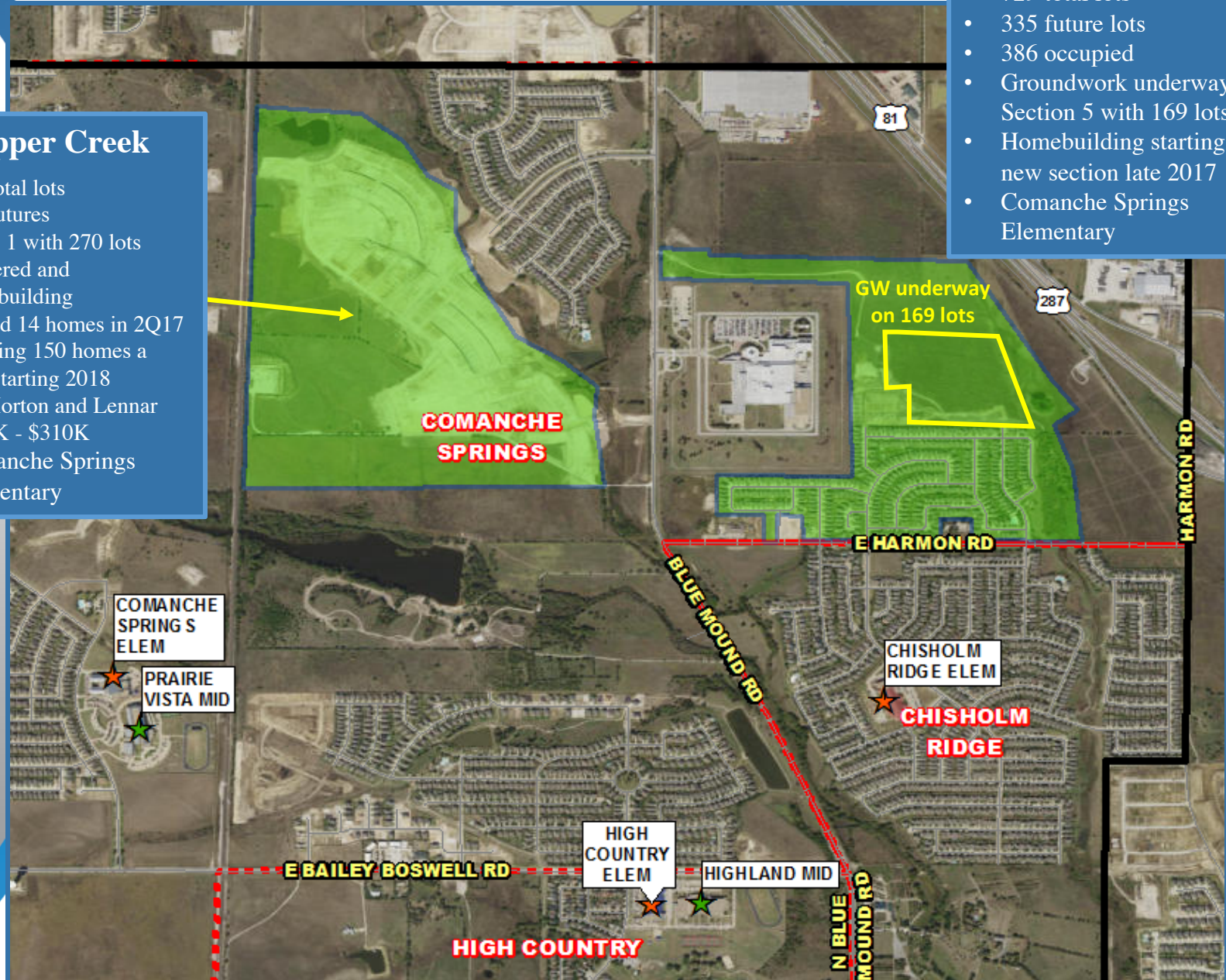
Residential Activity

Copper Creek

- 965 total lots
- 691 futures
- Phase 1 with 270 lots delivered and homebuilding
- Started 14 homes in 2Q17
- Building 150 homes a year starting 2018
- DR Horton and Lennar
- \$215K - \$310K
- Comanche Springs Elementary

Ridgeview Farms

- 729 total lots
- 335 future lots
- 386 occupied
- Groundwork underway on Section 5 with 169 lots
- Homebuilding starting in new section late 2017
- Comanche Springs Elementary





Residential Activity

Watersbend South

- 1,142 total lots
- 852 future lots
- 285 occupied
- Groundwork underway on Sections 1A and 2A with 180 lots
- Homes starting spring 2018
- Comanche Springs Elementary

Bar C Ranch
 1,329 total lots
 10 homes U/C
 Building ~80 a year

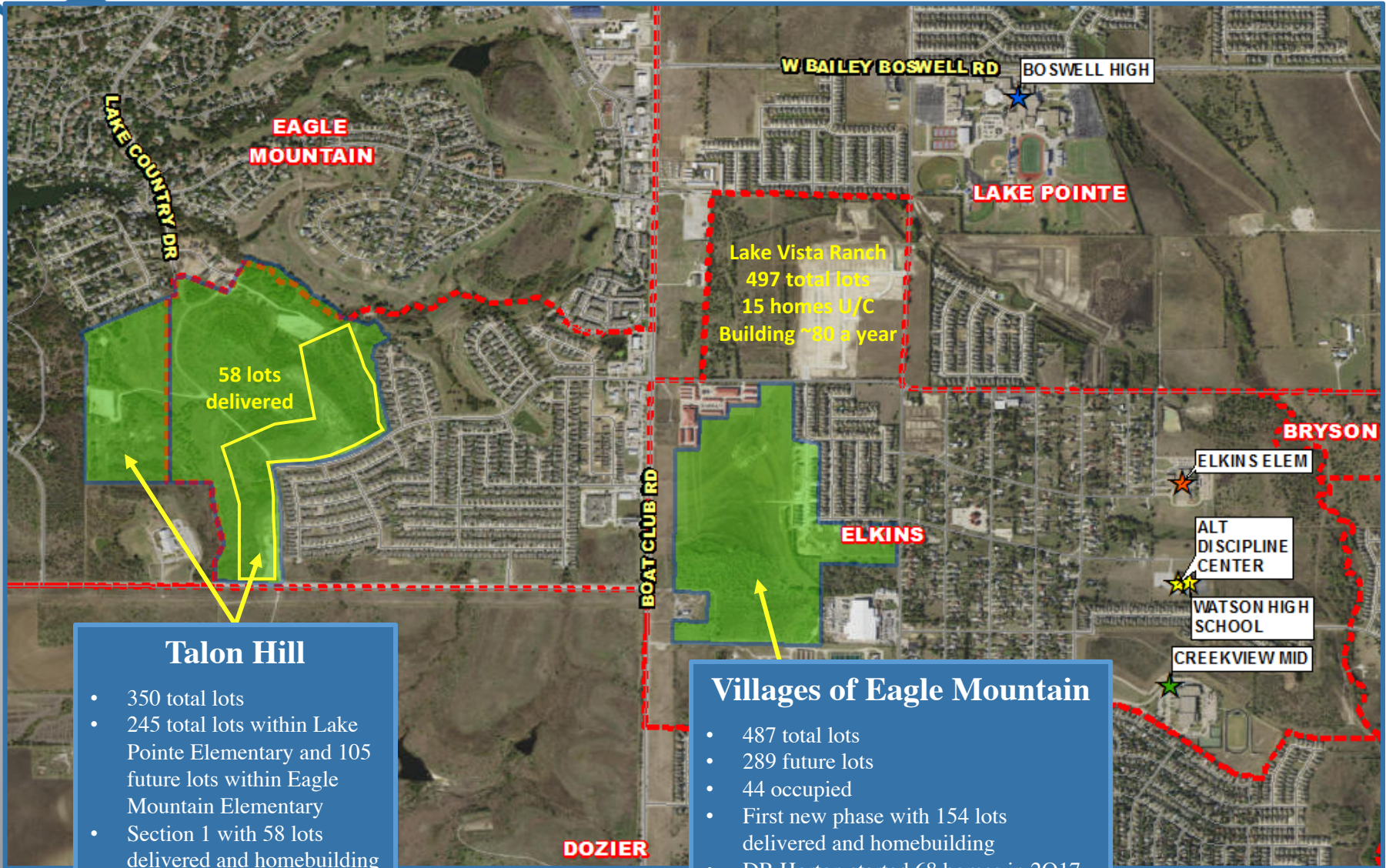
Basswood Crossing

- 420 total future lots
- Groundwork underway on Section 1 with 75 lots
- First homes starting Oct 2017
- First residents March 2018
- DR Horton
- \$245K - \$290K
- High Country Elementary





Residential Activity



Talon Hill

- 350 total lots
- 245 total lots within Lake Pointe Elementary and 105 future lots within Eagle Mountain Elementary
- Section 1 with 58 lots delivered and homebuilding
- Started 10 homes in 2Q17
- \$240K - \$350K

Villages of Eagle Mountain

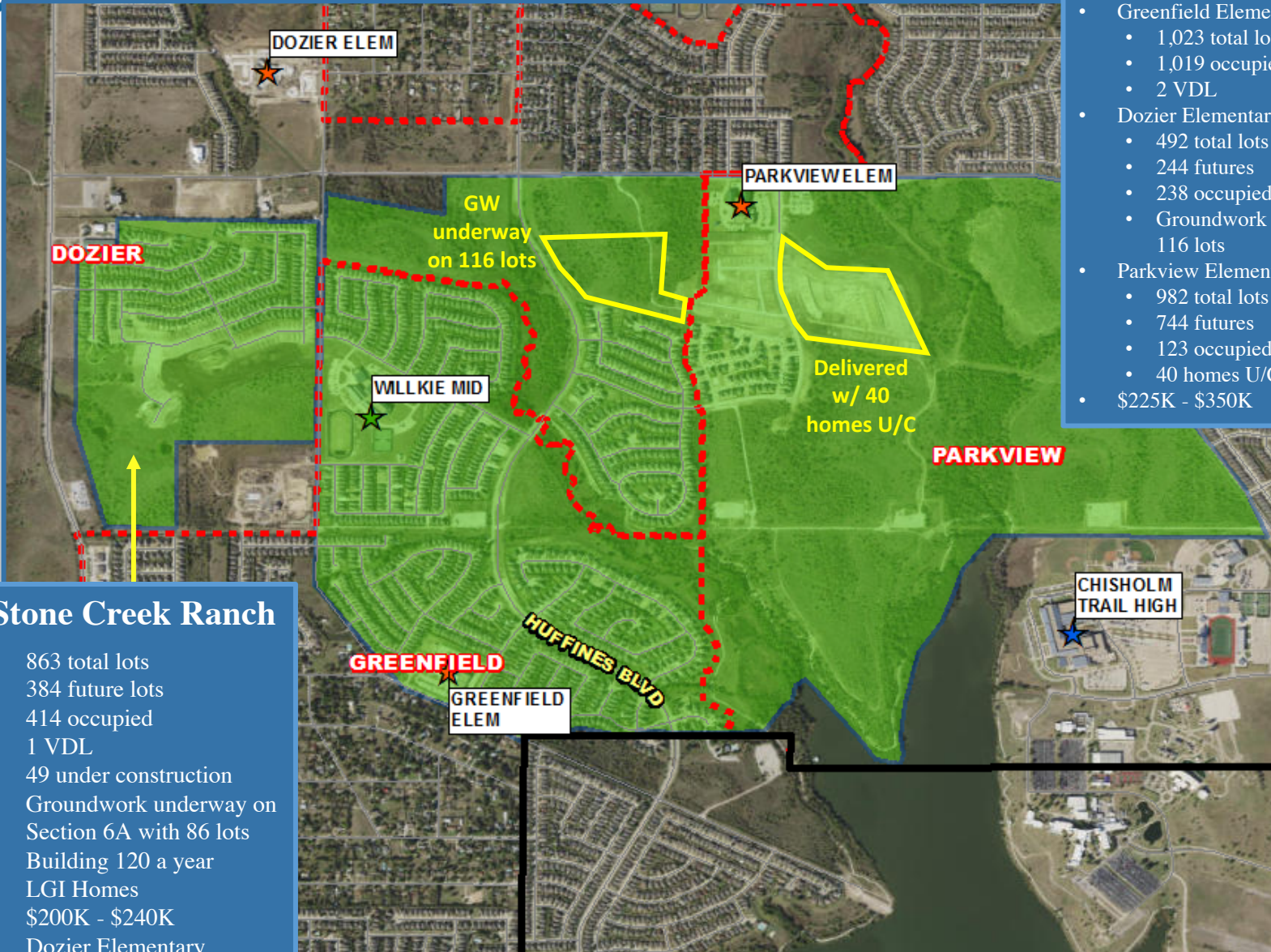
- 487 total lots
- 289 future lots
- 44 occupied
- First new phase with 154 lots delivered and homebuilding
- DR Horton started 68 homes in 2Q17
- Building 120-130 by the end of 2017
- \$200K - \$240K
- Elkins Elementary



Residential Activity

Marine Creek Ranch

- 2,497 total lots
- Greenfield Elementary
 - 1,023 total lots
 - 1,019 occupied
 - 2 VDL
- Dozier Elementary
 - 492 total lots
 - 244 futures
 - 238 occupied
 - Groundwork underway on 116 lots
- Parkview Elementary
 - 982 total lots
 - 744 futures
 - 123 occupied
 - 40 homes U/C
- \$225K - \$350K

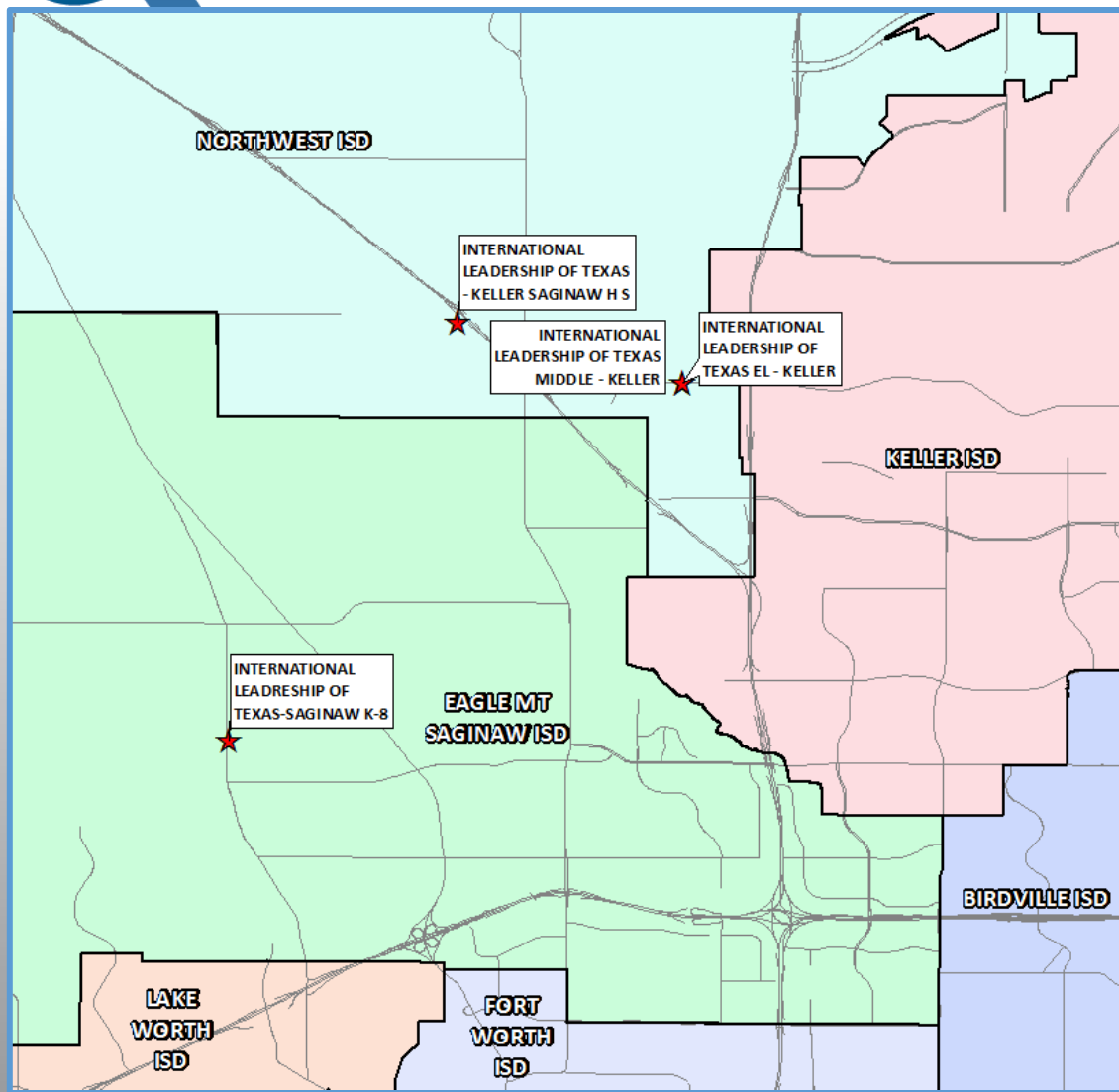


Stone Creek Ranch

- 863 total lots
- 384 future lots
- 414 occupied
- 1 VDL
- 49 under construction
- Groundwork underway on Section 6A with 86 lots
- Building 120 a year
- LGI Homes
- \$200K - \$240K
- Dozier Elementary



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
 - 1,400 students in 2016/17
 - Opened in 2014 with 1,300 students
 - **IL of Texas- Saginaw**
 - Opened on N Old Decatur Rd
 - K-8th
 - 1,230 students Sept 2017
 - Hoping to reach capacity of 1,416
 - **IL of Texas Keller-Saginaw High School**
 - Opened permanent campus on Berkshire Lake Blvd
 - 9-12th grade
 - 263 students in 2016/17
 - 444 students Sept 2017





Ten Year Forecast

By Grade Level

DRAFT

	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	498	1,253	1,334	1,322	1,390	1,515	1,537	1,463	1,478	1,477	1,630	1,582	1,446	1,398	19,323	-330	-1.68%
2018/19	498	1,349	1,343	1,381	1,373	1,436	1,570	1,557	1,514	1,513	1,590	1,632	1,530	1,358	19,644	321	1.66%
2019/20	498	1,435	1,434	1,384	1,444	1,415	1,480	1,592	1,621	1,540	1,620	1,590	1,581	1,443	20,077	433	2.20%
2020/21	498	1,500	1,529	1,476	1,435	1,485	1,454	1,514	1,665	1,653	1,658	1,620	1,541	1,486	20,514	437	2.18%
2021/22	498	1,566	1,608	1,580	1,530	1,484	1,525	1,518	1,583	1,709	1,779	1,658	1,572	1,451	21,061	547	2.67%
2022/23	498	1,600	1,658	1,652	1,638	1,574	1,521	1,599	1,587	1,638	1,836	1,779	1,607	1,481	21,668	607	2.88%
2023/24	498	1,639	1,697	1,705	1,713	1,684	1,617	1,597	1,676	1,641	1,762	1,833	1,735	1,521	22,318	650	3.00%
2024/25	498	1,663	1,745	1,751	1,773	1,763	1,728	1,698	1,670	1,728	1,766	1,762	1,788	1,655	22,988	670	3.00%
2025/26	498	1,726	1,777	1,798	1,820	1,829	1,814	1,817	1,777	1,725	1,858	1,765	1,733	1,705	23,642	654	2.84%
2026/27	498	1,779	1,841	1,834	1,869	1,878	1,885	1,905	1,901	1,834	1,858	1,856	1,743	1,652	24,333	691	2.92%
2027/28	498	1,803	1,899	1,901	1,907	1,931	1,936	1,980	1,993	1,903	1,972	1,856	1,821	1,661	25,061	728	2.99%

*Yellow box = largest grade per year

*Green box = second largest grade per year

- EMS ISD could enroll more than 19,600 students in 2018/19
- 5 year growth = 2,345 students
- 2022/23 enrollment = 21,668 students
- 10 year growth = 5,738 students
- 2027/28 enrollment = 25,061 students



Ten Year Forecast

By Elementary Campus

DRAFT

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	300	408	460	460	460	460	460	460	460	460	460	460	460
BRYSON ELEMENTARY	675	572	494	504	510	529	544	547	551	557	564	569	569
CHISHOLM RIDGE ELEMENTARY	803	715	660	666	671	683	704	711	755	793	824	842	851
COMANCHE SPRINGS ELEMENTARY	753	593	656	730	776	855	944	1,030	1,105	1,175	1,245	1,323	1,400
DOZIER ELEMENTARY	803	553	631	679	705	756	798	845	868	888	917	944	980
EAGLE MOUNTAIN ELEMENTARY	758	613	648	682	705	749	783	831	878	922	956	991	1,017
ELKINS ELEMENTARY	605	327	312	333	354	384	406	442	477	515	554	594	634
GILILLAND ELMENTARY	734	502	496	506	489	498	503	514	516	519	520	522	520
GREENFIELD ELEMENTARY	803	770	711	704	707	705	733	722	727	739	747	754	760
HIGH COUNTRY ELEMENTARY	745	590	534	523	509	515	549	552	568	581	601	620	642
LAKE POINTE ELEMENTARY	779	718	693	695	712	718	778	827	872	922	967	1,008	1,050
NORTHBROOK ELEMENTARY	706	620	585	538	583	627	641	651	671	681	695	698	702
PARKVIEW ELEMENTARY	779	519	489	507	517	532	565	612	662	704	739	770	789
REMINGTON POINT ELEMENTARY	758	589	493	472	465	460	470	473	495	509	511	518	521
SAGINAW ELEMENTARY	519	429	382	366	361	356	375	387	395	401	410	416	420
WILLOW CREEK ELEMENTARY	727	714	605	585	566	550	538	537	553	555	552	555	560
ELEMENTARY TOTALS	11,247	9,232	8,849	8,950	9,090	9,377	9,791	10,141	10,553	10,921	11,262	11,584	11,875
Elementary Percent Change		1.339%	-4.15%	1.14%	1.56%	3.16%	4.42%	3.57%	4.06%	3.49%	3.12%	2.86%	2.51%
Elementary Absolute Change		122	-383	101	140	287	414	350	412	368	341	322	291

*Green box = within 5% of capacity

*Yellow box = over capacity



Ten Year Forecast

By Middle School & High School Campus

DRAFT

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	953	968	990	999	974	998	1,029	1,118	1,197	1,254
HIGHLAND MIDDLE SCHOOL	1,050	871	849	874	900	862	822	808	824	845	836	888	919
PRAIRIE VISTA MIDDLE SCHOOL	1,002	878	820	862	908	961	976	1,011	1,037	1,097	1,162	1,241	1,298
WAYSIDE MIDDLE SCHOOL	1,002	943	887	900	926	946	960	968	997	1,035	1,095	1,154	1,214
WILLKIE MIDDLE SCHOOL	1,002	961	959	994	1,050	1,072	1,052	1,062	1,057	1,089	1,107	1,159	1,190
MIDDLE SCHOOL TOTALS	5,134	4,533	4,417	4,583	4,752	4,831	4,809	4,823	4,913	5,095	5,318	5,639	5,875
Middle School Percent Change		1.77%	-2.56%	3.76%	3.69%	1.66%	-0.46%	0.29%	1.87%	3.70%	4.38%	6.04%	4.19%
Middle School Absolute Change		79	-116	166	169	79	-22	14	90	182	223	321	236
BOSWELL HIGH SCHOOL		1,809	1,922	1,952	2,002	1,969	1,985	2,056	2,094	2,167	2,179	2,212	2,294
SAGINAW HIGH SCHOOL		1,924	1,917	1,921	1,915	1,939	2,002	2,083	2,110	2,113	2,167	2,151	2,212
CHISHOLM TRAIL HIGH SCHOOL		2,011	2,108	2,128	2,208	2,288	2,364	2,455	2,538	2,582	2,606	2,637	2,695
WATSON HIGH SCHOOL		83	82	82	82	82	82	82	82	82	82	82	82
HIGH SCHOOL TOTALS		5,827	6,029	6,083	6,207	6,278	6,433	6,676	6,824	6,944	7,034	7,082	7,283
High School Percent Change		3.87%	3.47%	0.90%	2.04%	1.14%	2.47%	3.78%	2.22%	1.76%	1.30%	0.68%	2.84%
High School Absolute Change		217	202	54	124	71	155	243	148	120	90	48	201
TARRANT COUNTY JJAEP		3	4	4	4	4	4	4	4	4	4	4	4
ALTERNATIVE DISCIPLINE SCHOOL		58	24	24	24	24	24	24	24	24	24	24	24
ALTERNATIVE SCHOOL TOTALS		61	28	28	28	28	28	28	28	28	28	28	28
DISTRICT TOTALS		19,653	19,323	19,644	20,077	20,514	21,061	21,668	22,318	22,988	23,642	24,333	25,061
District Percent Change		2.34%	-1.68%	1.66%	2.20%	2.18%	2.67%	2.88%	3.00%	3.00%	2.84%	2.92%	2.99%
District Absolute Change		450	-330	321	433	437	547	607	650	670	654	691	728

*Green box = within 5% of capacity

*Yellow box = over capacity





Summary

- Fort Worth's unemployment rate is below 4.5%.
- EMS ISD started 368 new homes in 2Q17, the most single-quarter starts on record.
- Marine Creek Ranch, Stone Creek Ranch and Villages of Eagle Mountain all started more than 40 homes in 2Q17, and Copper Creek, La Frontera, the Park at Fossil Creek and Talon Hill all started homebuilding.
- There are more than 1,600 lots currently being developed within EMS ISD.
- EMS ISD experienced enrollment impact from IL of Texas.
- EMS ISD can expect an increase of approximately 2,300 students during the next 5 years.
- EMS ISD is projected to enroll more than 25,000 students for the 2027/28 school year.