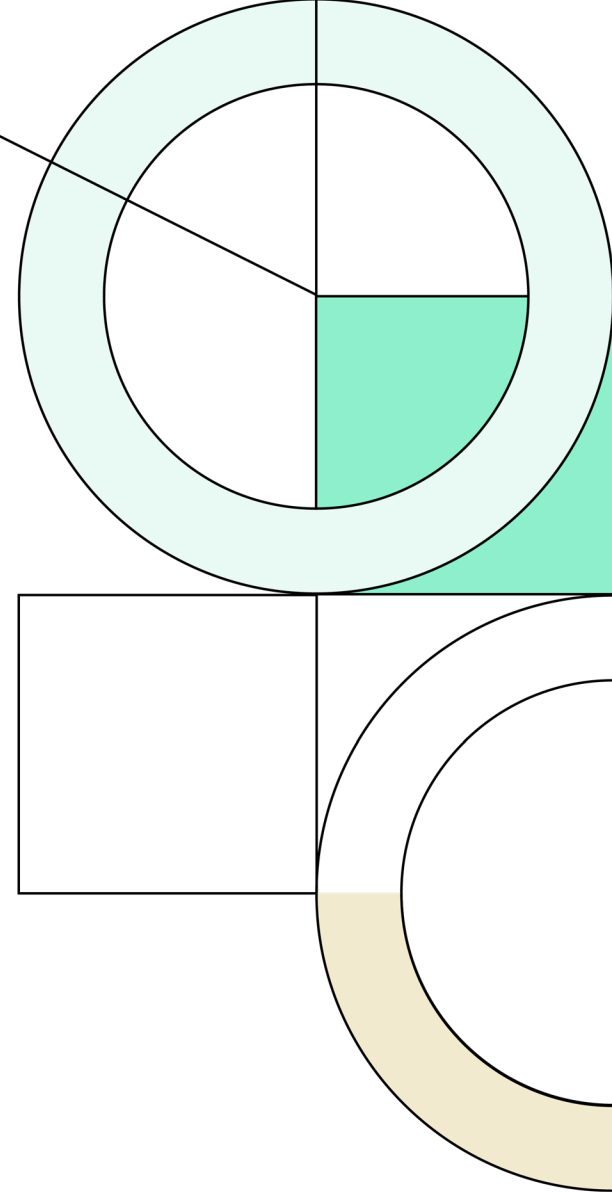




Community Independent School District

2Q21

Demographic Report





Annual Enrollment Change

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	11	75	149	204	169	166	185	178	174	171	159	193	174	140	117	2,265		
2018/19	20	63	184	170	202	177	173	185	204	185	179	164	197	162	127	2,392	127	5.6%
2019/20	0	102	191	189	177	216	186	174	203	205	192	188	181	201	149	2,554	162	6.8%
2020/21	0	81	197	202	210	196	234	204	197	218	223	213	193	169	196	2,733	179	7.0%
2021/22	11	127	279	263	247	257	249	272	253	241	250	259	246	212	169	3,335	602	22.0%

Yellow Box = Highest grade per year

Green Box = Second highest grade per year

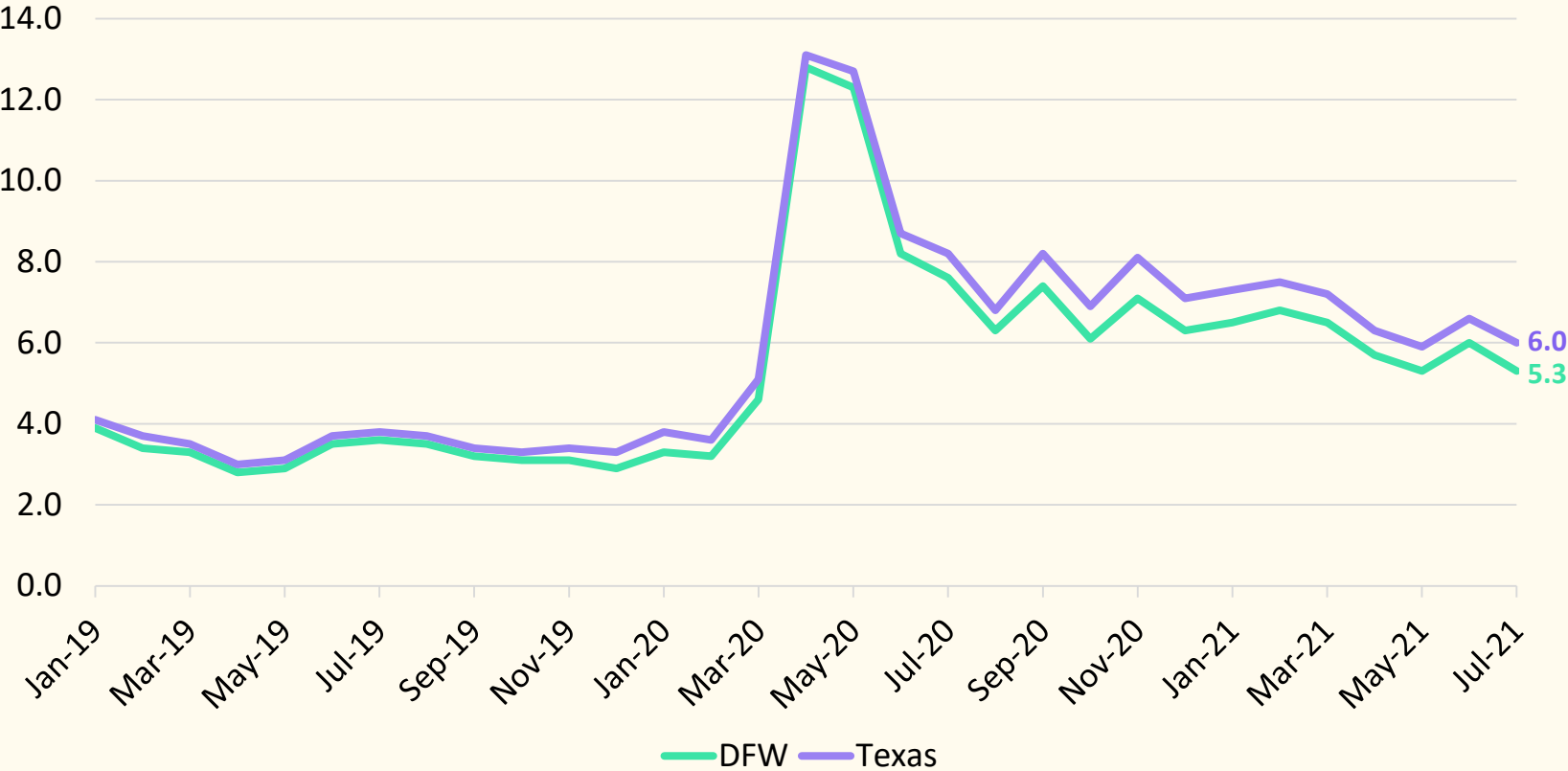
	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
3 Year Avg.	1.327	1.162	1.140	1.125	1.133	1.135	1.088	1.157	1.101	1.091	1.107	1.095	1.017	0.965	1.131	1.116	1.046
2018/19	0.840	1.235	1.141	0.990	1.047	1.042	1.000	1.146	1.063	1.047	1.031	1.021	0.931	0.907	1.076	1.085	0.973
2019/20	1.619	1.038	1.027	1.041	1.069	1.051	1.006	1.097	1.005	1.038	1.050	1.104	1.020	0.920	1.039	1.047	1.023
2020/21	0.794	1.031	1.058	1.111	1.107	1.083	1.097	1.132	1.074	1.088	1.109	1.027	0.934	0.975	1.081	1.098	1.011
2021/22	1.568	1.416	1.335	1.223	1.224	1.270	1.162	1.240	1.223	1.147	1.161	1.155	1.098	1.000	1.272	1.203	1.104

- Community ISD enrollment grew 602 students this fall, as students returned from COVID-19 restrictions and housing growth continues to surge
- The district saw historically higher cohorts in all grade levels
- The average elementary cohort was the highest across the 3 levels

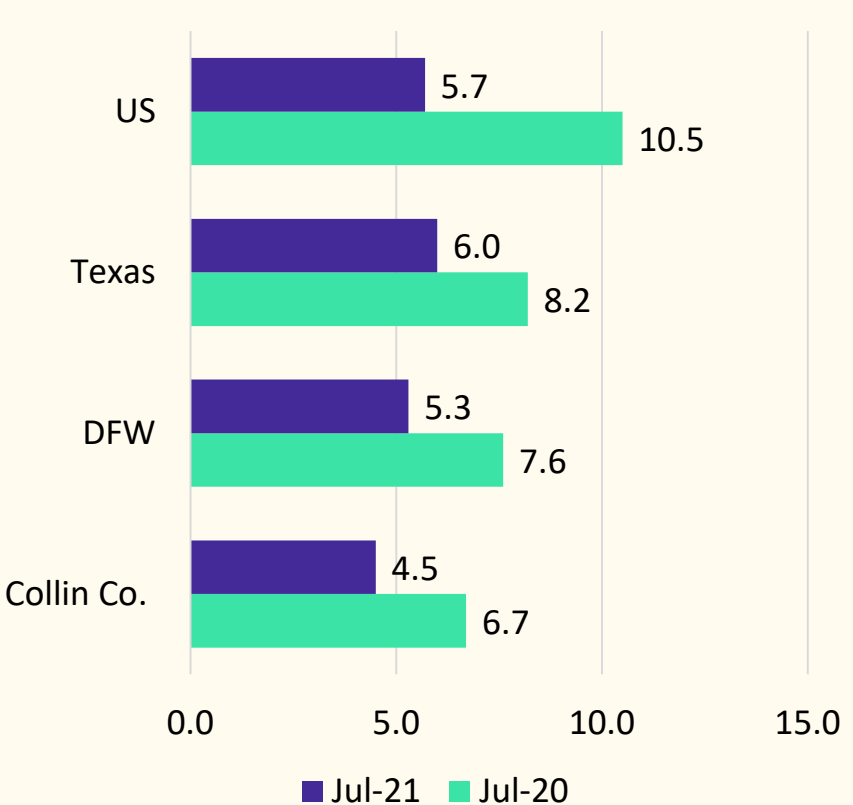


Local Economic Conditions

Unemployment Rate, Jan 2018 - Jul 2021



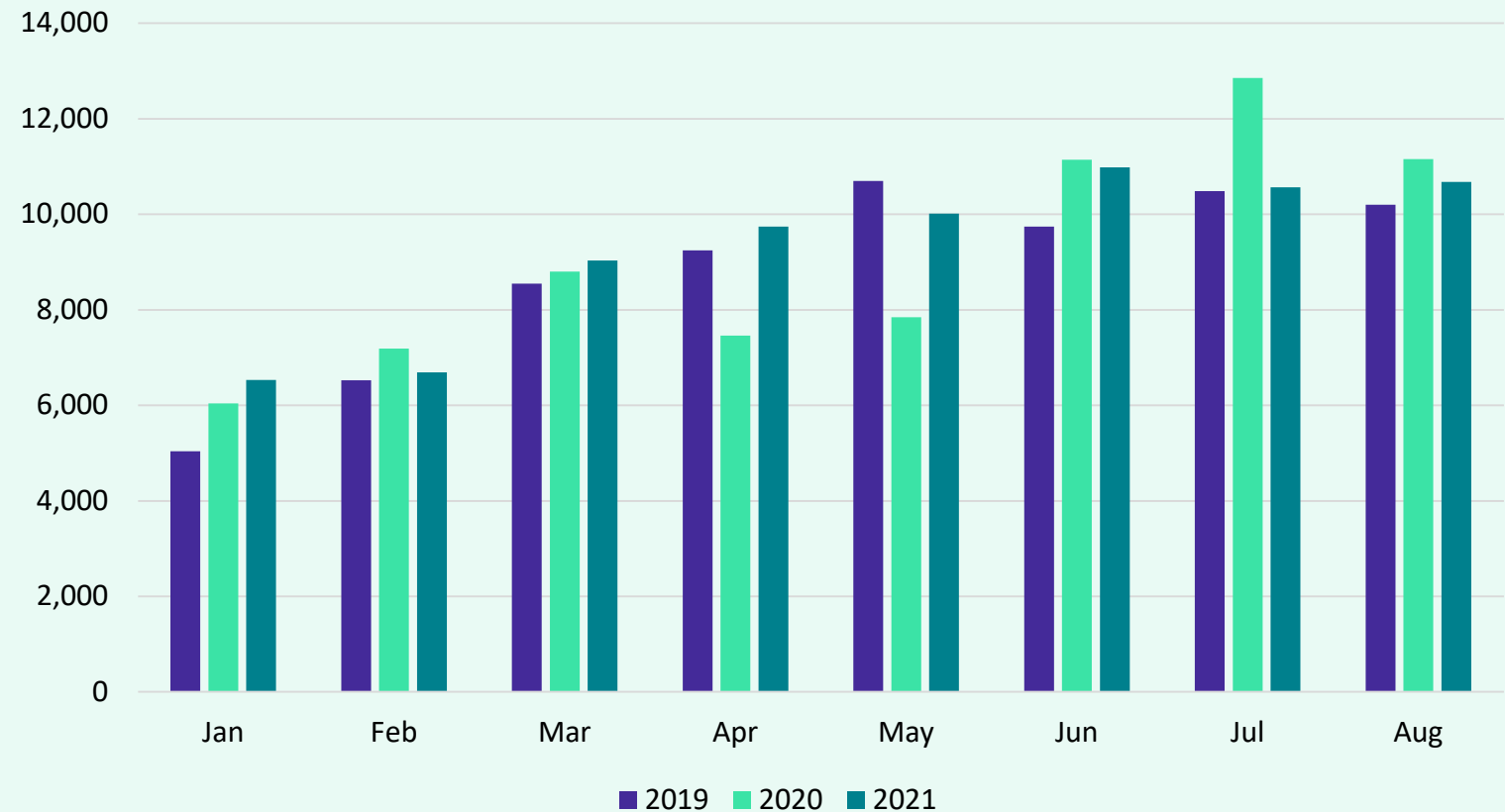
Unemployment Rate, Year Over Year





Housing Market Trends

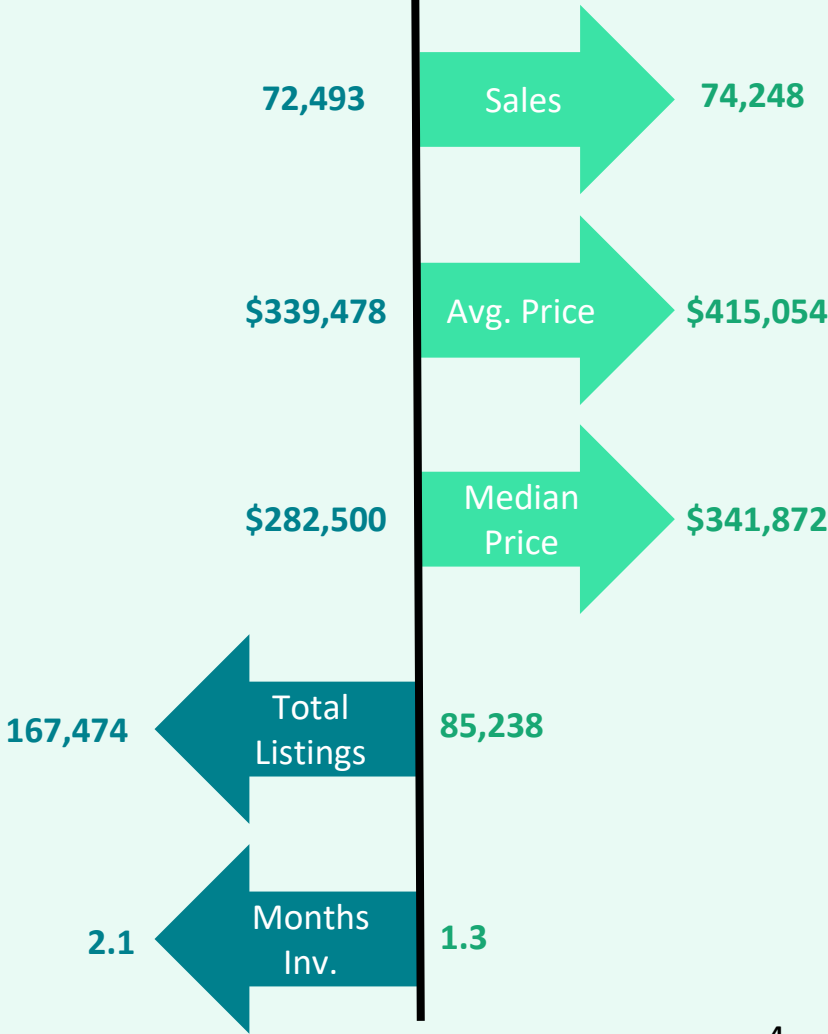
DFW Monthly Sales, 2019-2021



- Median home prices remain at record highs across the state
- Home inventory remains extremely tight as sales continue to outperform 2019 and 2020 rates
- Home sales through August in DFW are up 2.4% from the same period in 2020
- Historically low interest rates and pent up demand have resulted in continued record levels of activity in the housing market

YOY Housing Trends

Jan.- Aug. 2020 Jan.- Aug. 2021





Housing Market Trends

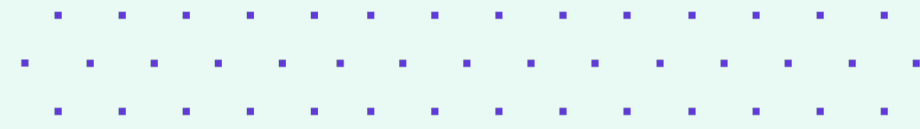


	2Q21	% YOY
Annual Starts	49,733	30.0%
Quarter Starts	14,909	39.5%
Annual Closings	45,074	22.6%
Quarter Closings	12,555	30.7%
Housing Inventory	27,455	20.2%
VDL Inventory	55,803	-4.2%



District New Home Ranking

ISD Ranked by Annual Closings- 2Q21



Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	Northwest ISD	3,510	3,011	1,588	3,176	27,444
2	Denton ISD	3,597	2,955	1,968	2,731	19,679
3	Prosper ISD	3,204	2,660	2,108	3,044	22,050
4	Frisco ISD	2,350	2,394	1,523	1,759	8,775
5	Forney ISD	2,735	2,156	1,291	3,044	31,108
6	Eagle Mt.-Saginaw ISD	1,771	2,135	582	990	19,227
7	Dallas ISD	1,475	1,889	1,461	2,436	6,187
8	Rockwall ISD	1,337	1,254	742	1,693	10,301
9	Princeton ISD	1,539	1,231	724	1,870	6,796
10	Royse City ISD	1,559	1,163	848	2,124	9,125
11	Lewisville ISD	1,019	1,044	721	1,885	2,026
12	Crowley ISD	1,267	1,025	614	1,175	17,377
13	Melissa ISD	1,005	975	431	688	4,843
14	Mansfield ISD	1,027	968	529	1,747	6,015
15	Crandall ISD	1,235	961	541	766	8,011
16	Anna ISD	1,075	945	469	1,413	6,256
17	McKinney ISD	1,106	937	670	1,814	13,069
18	Fort Worth ISD	938	877	420	1,410	5,213
19	Midlothian ISD	1,216	869	737	1,192	16,413
20	Little Elm ISD	796	843	412	750	1,309

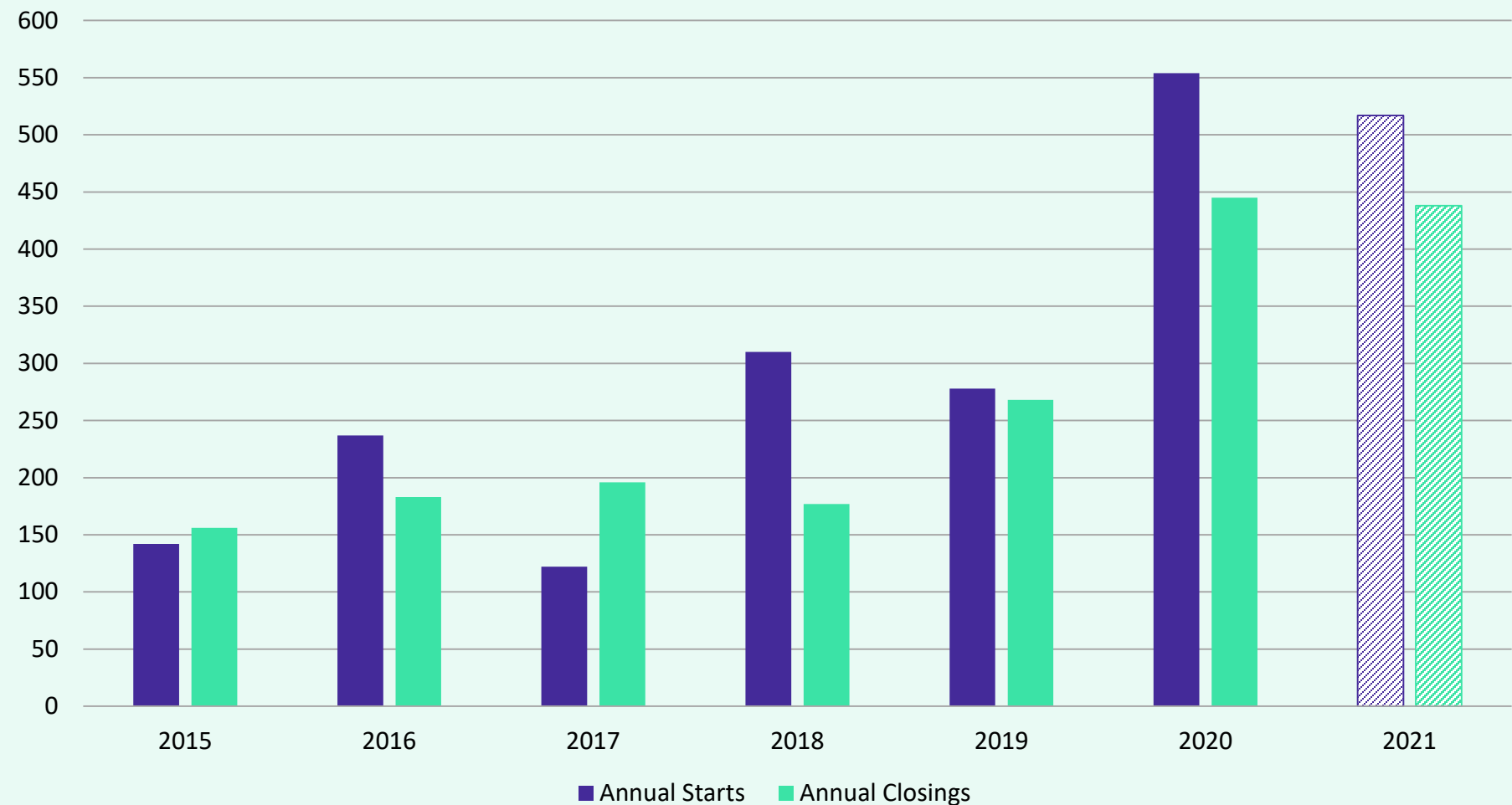


26	Allen ISD	622	709	434	750	638
27	Community ISD	950	693	491	648	14,023*
28	Garland ISD	833	687	513	1,057	4,417

**Adjusted based on additional research by Zonda Education staff*



District New Home Activity

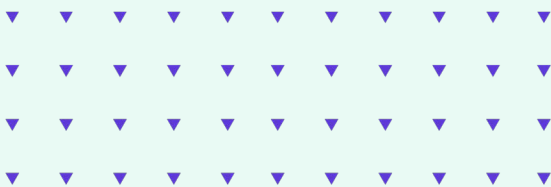


Starts	2015	2016	2017	2018	2019	2020	2021
1Q	8	59	33	11	46	44	220
2Q	43	45	20	80	6	194	297
3Q	57	25	32	68	66	83	
4Q	34	108	37	151	160	233	
Total	142	237	122	310	278	554	517

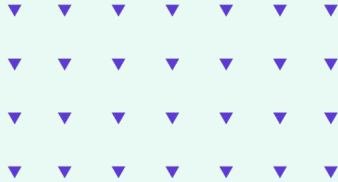
Closings	2015	2016	2017	2018	2019	2020	2021
1Q	33	46	71	24	93	120	161
2Q	53	45	56	52	56	41	277
3Q	29	52	39	12	31	148	
4Q	41	40	30	89	88	136	
Total	156	183	196	177	268	445	438




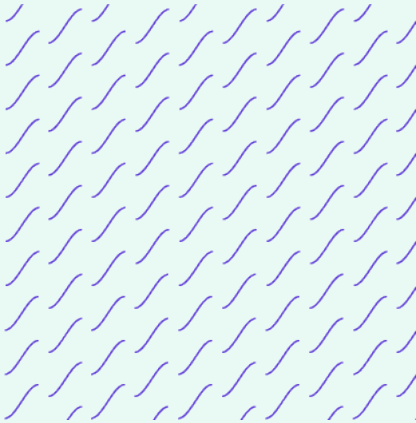
District Housing Overview by Elementary Zone



Elementary	Annual Starts	Quarterly Starts	Annual Closings	Quarterly Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
MCCLENDON	564	192	442	135	274	301	219	5,951
NESMITH	381	105	251	142	141	185	434	8,072
Grand Total	945	297	693	277	415	486	653	14,023

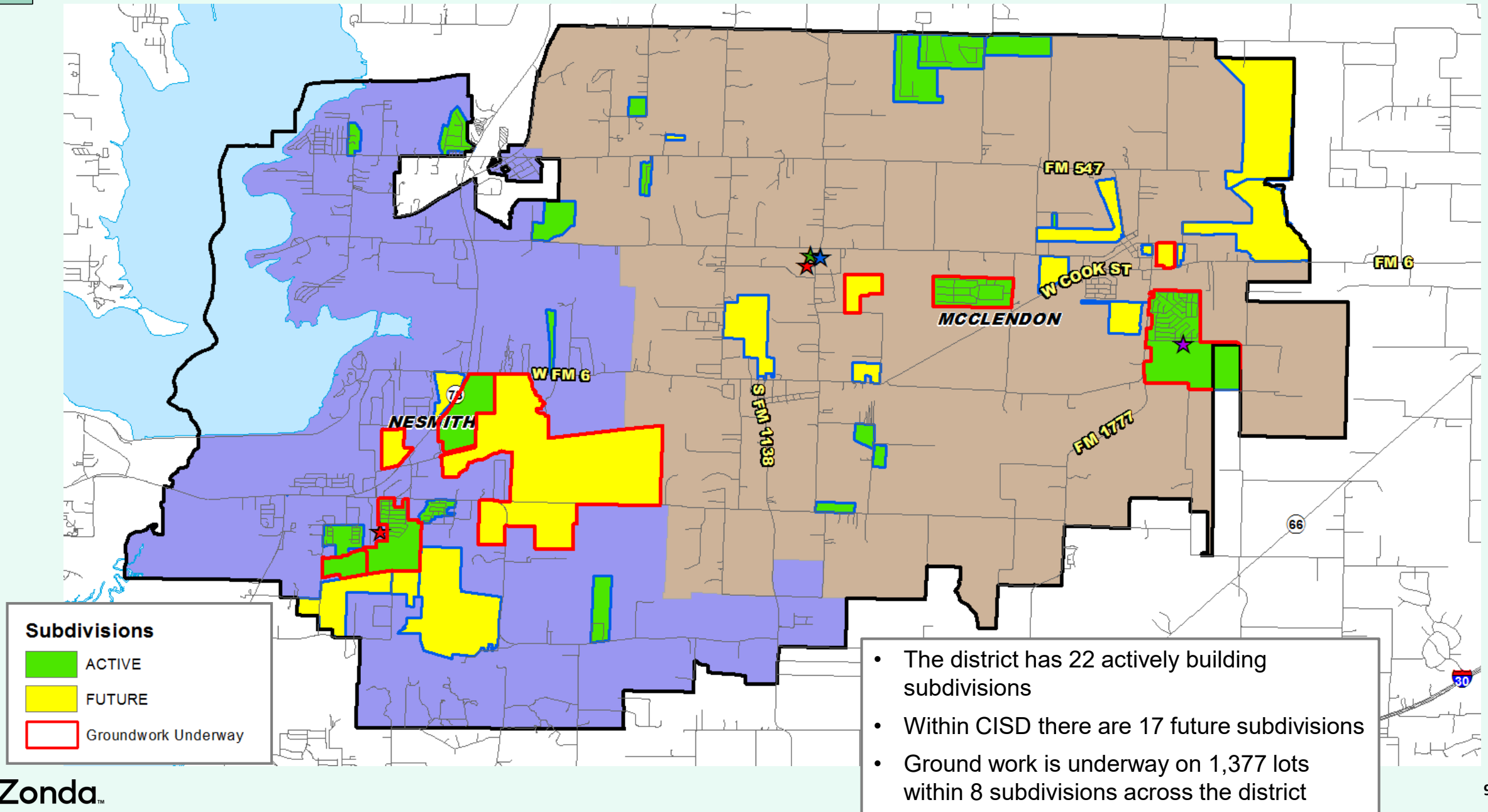


 Highest activity in the category





District Housing Overview





Residential Activity



Lakepointe

- 700 total lots
- 478 future lots
- 103 vacant developed lots
- 61 homes under construction
- 46 homes occupied
- Phase 2 (260 lots) groundwork underway
- Building 100-150 homes per year
- Current student yield: 0.456



Residential Activity

Crestridge Meadows

- 275 total lots
- 134 future lots
- 19 vacant developed lots
- 26 homes under construction
- 84 homes occupied
- Phase 2 (134 lots) delivered 2Q21, first homes under construction, delivering by end 2021
- Building 80-100 homes per year
- Current student yield: 0.607

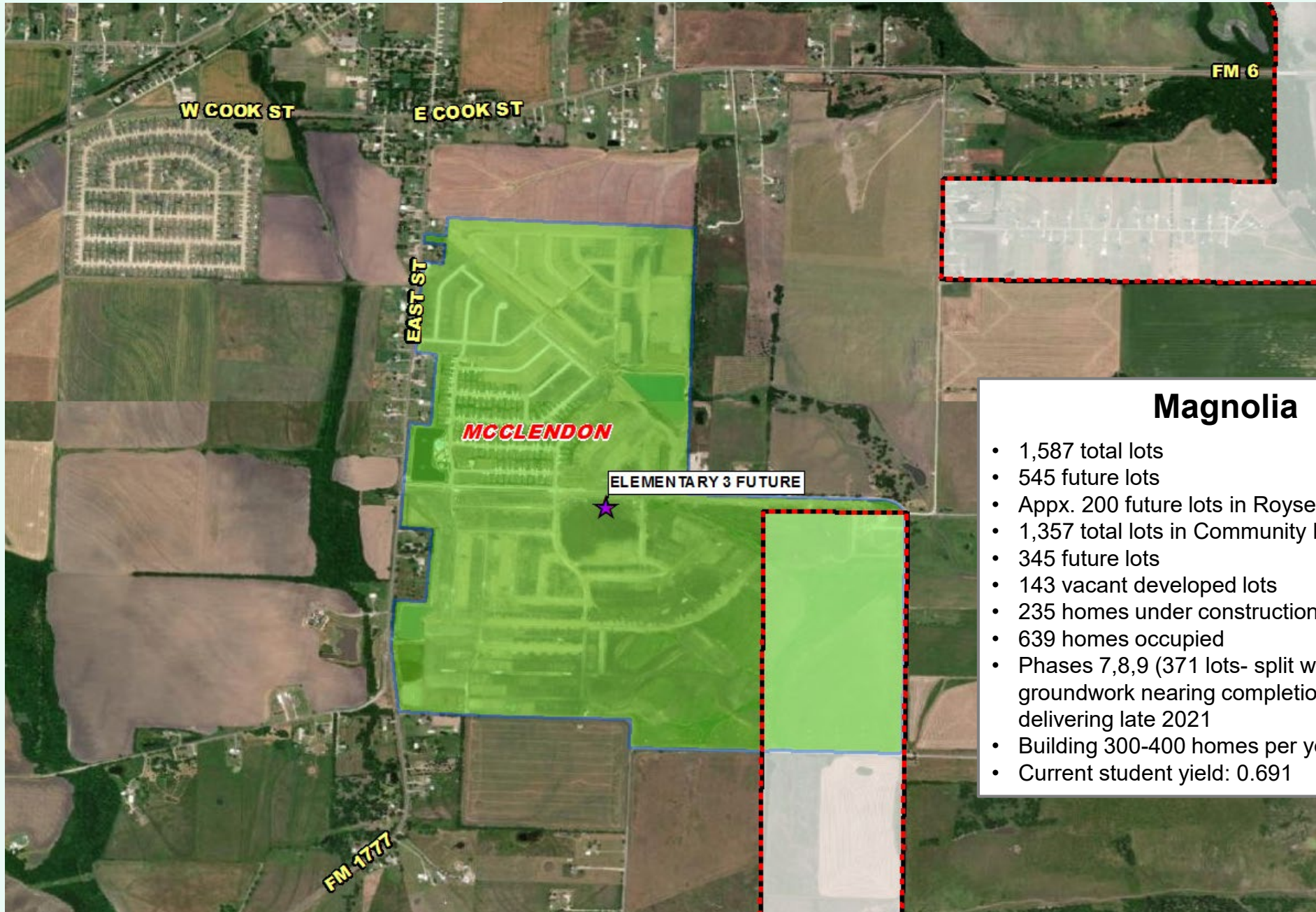


Bear Creek at Grand Heritage

- 792 total lots
- 290 future lots
- 156 vacant developed lots
- 5 homes under construction
- 341 homes occupied
- Phase 3 (161 lots) delivered 2Q21, first homes under construction
- Phase 4 (147 lots) final plat approved August 2021, groundwork underway
- Building 80-100 homes per year
- Current student yield: 0.612



Residential Activity

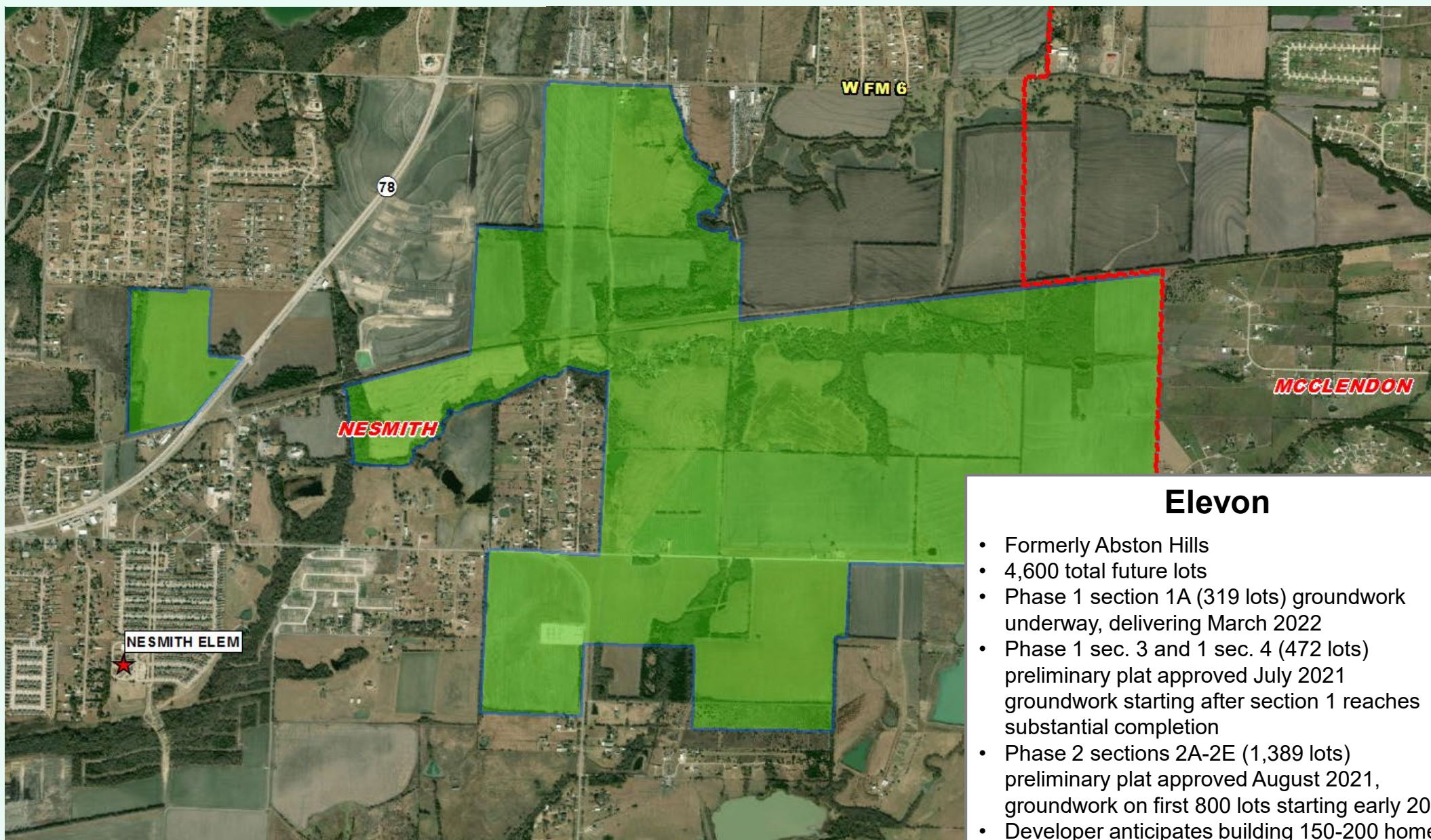


Magnolia

- 1,587 total lots
- 545 future lots
- Appx. 200 future lots in Royse City ISD
- 1,357 total lots in Community ISD
- 345 future lots
- 143 vacant developed lots
- 235 homes under construction
- 639 homes occupied
- Phases 7,8,9 (371 lots- split with RCISD) groundwork nearing completion, lots delivering late 2021
- Building 300-400 homes per year
- Current student yield: 0.691



Future Residential Activity



Eleon

- Formerly Abston Hills
- 4,600 total future lots
- Phase 1 section 1A (319 lots) groundwork underway, delivering March 2022
- Phase 1 sec. 3 and 1 sec. 4 (472 lots) preliminary plat approved July 2021 groundwork starting after section 1 reaches substantial completion
- Phase 2 sections 2A-2E (1,389 lots) preliminary plat approved August 2021, groundwork on first 800 lots starting early 2022
- Developer anticipates building 150-200 homes per year



Future Residential Activity

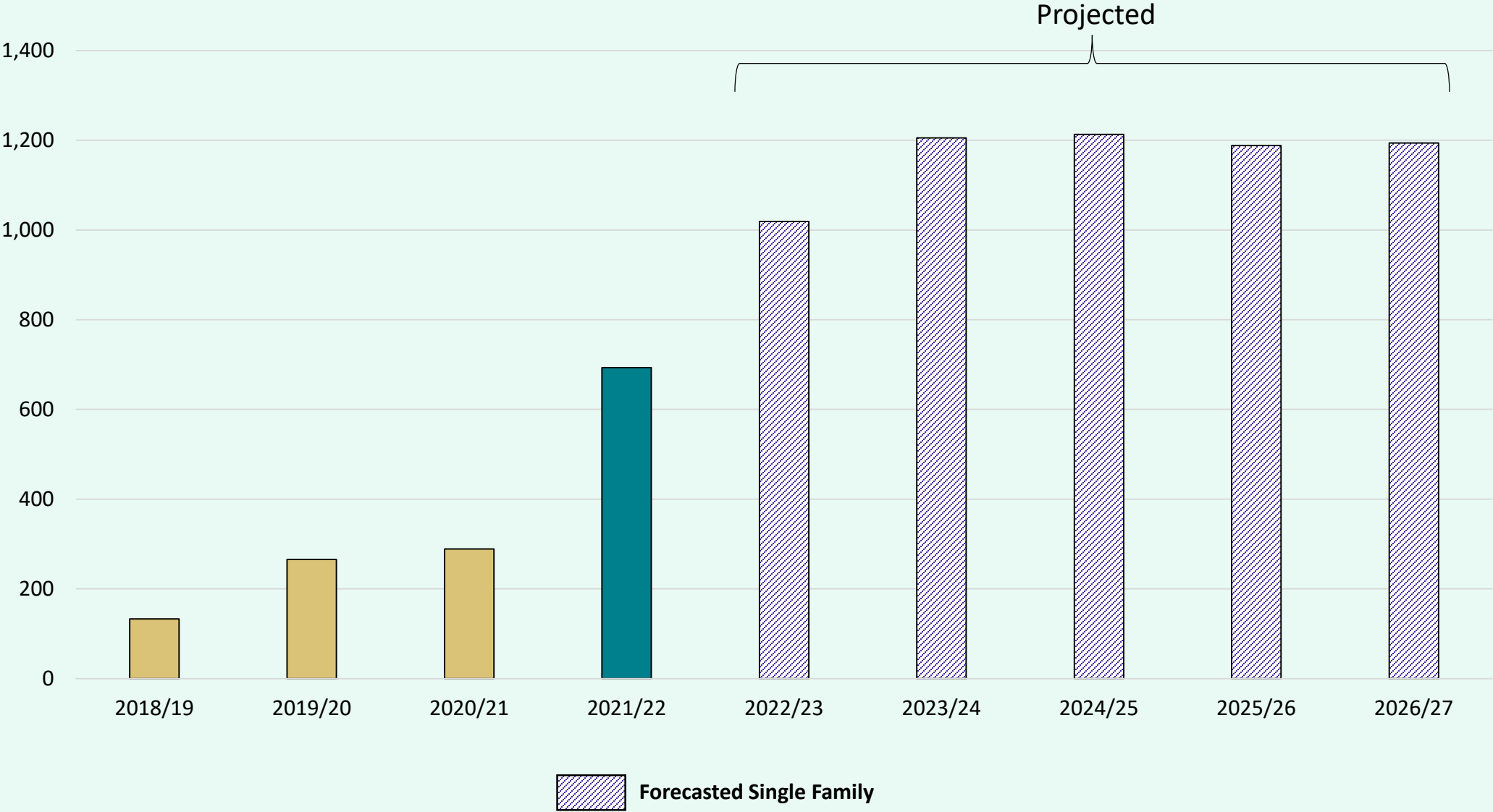
Riverfield

- 840 total future lots
- Preliminary plat approved
- Developer anticipates groundwork starting Oct 2021
- First lots delivering late 2022
- First residents anticipated mid 2023
- Developer anticipates building 300-350 homes per year



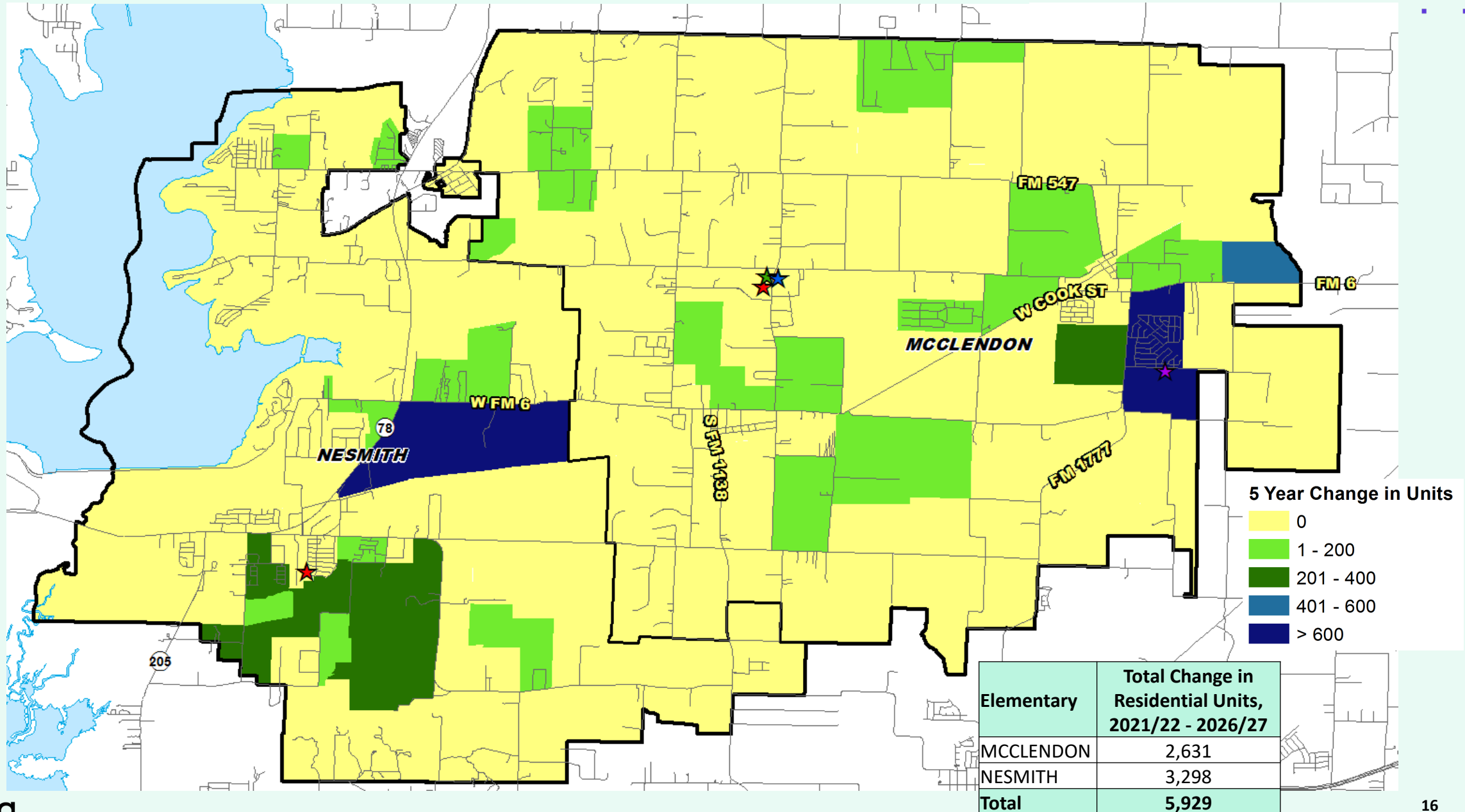


Forecasted CUSD New Home Activity



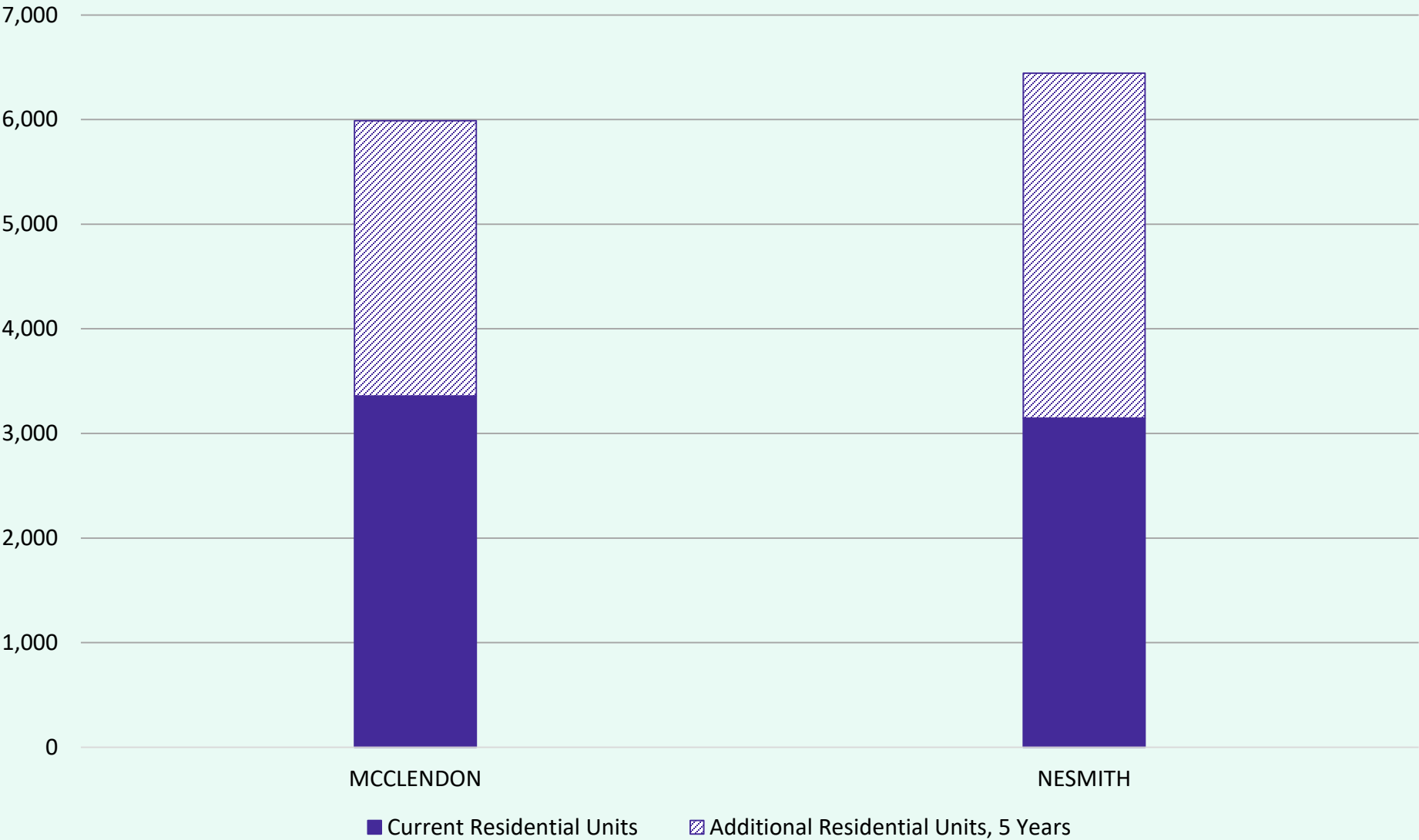
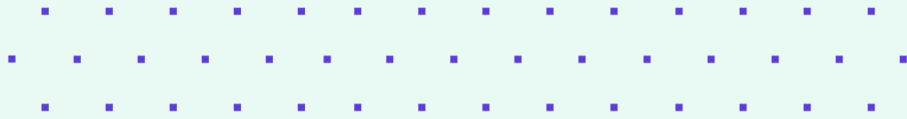


5 Year Change in Residential Units by Planning Area



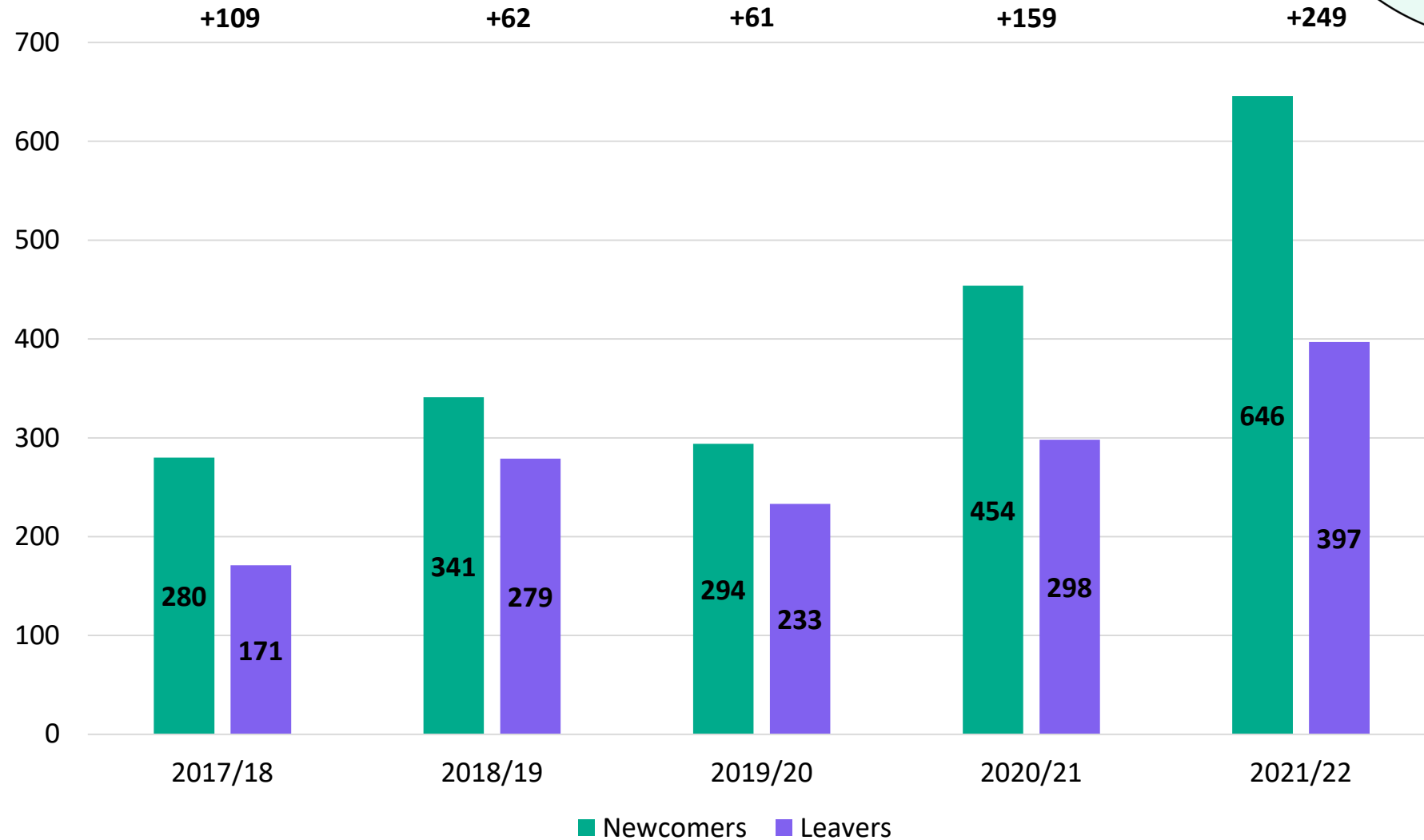


Total Residential Units by Elementary Zone



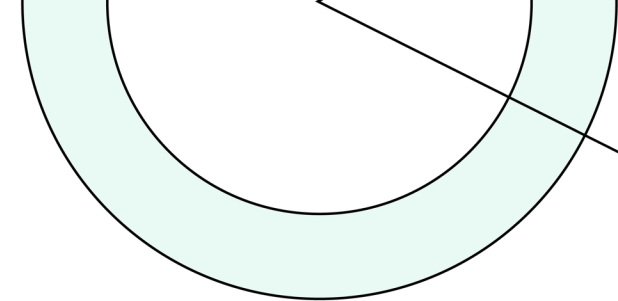


Newcomers and Leavers





Ten Year Forecast by Grade Level

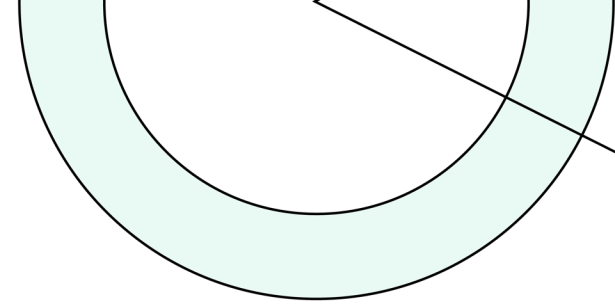


Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	11	75	149	204	169	166	185	178	174	171	159	193	174	140	117	2,265		
2018/19	20	63	184	170	202	177	173	185	204	185	179	164	197	162	127	2,392	127	5.6%
2019/20	0	102	191	189	177	216	186	174	203	205	192	188	181	201	149	2,554	162	6.8%
2020/21	0	81	197	202	210	196	234	204	197	218	223	213	193	169	196	2,733	179	7.0%
2021/22	11	127	279	263	247	257	249	272	253	241	250	259	246	212	169	3,335	602	22.0%
2022/23	11	128	335	349	316	296	308	299	313	304	280	288	272	246	208	3,953	618	18.5%
2023/24	11	135	375	395	405	367	344	358	344	360	350	322	296	272	238	4,572	619	15.7%
2024/25	11	150	427	446	455	466	422	396	401	385	403	391	328	296	263	5,240	668	14.6%
2025/26	11	170	481	503	509	519	531	480	444	449	431	459	404	328	288	6,007	767	14.6%
2026/27	11	195	539	557	564	570	582	595	528	488	494	489	472	404	318	6,806	799	13.3%
2027/28	11	205	587	622	637	632	639	653	643	570	527	558	502	472	392	7,650	844	12.4%
2028/29	11	220	630	652	682	698	677	702	687	670	592	598	574	502	458	8,353	703	9.2%
2029/30	11	225	656	702	713	747	748	744	738	716	696	671	615	574	487	9,043	690	8.3%
2030/31	11	225	679	727	768	780	801	821	782	769	744	788	690	615	557	9,757	714	7.9%
2031/32	11	225	696	753	796	840	836	879	863	815	799	843	810	690	596	10,452	695	7.1%

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



Ten Year Forecast by Campus Level



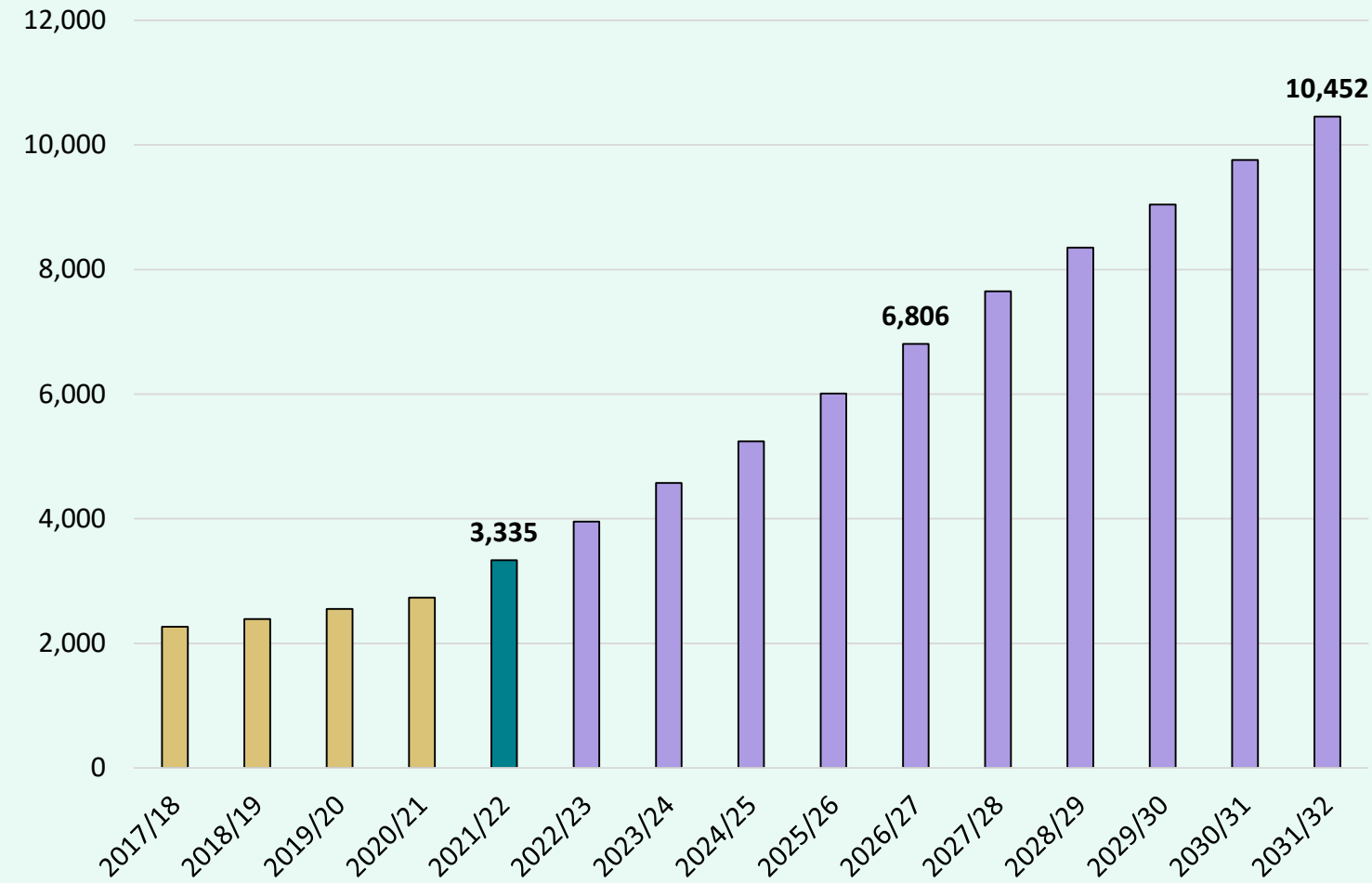
			Fall	ENROLLMENT PROJECTIONS									
ELEMENTARY CAMPUS	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
MCCLENDON ELEMENTARY	785	823	1,050	1,269	1,480	1,658	1,854	2,035	2,193	2,339	2,483	2,627	2,760
NESMITH ELEMENTARY	785	501	655	773	910	1,115	1,350	1,578	1,793	1,933	2,063	2,185	2,276
ELEMENTARY TOTALS		1,324	1,705	2,042	2,390	2,773	3,204	3,613	3,986	4,272	4,546	4,812	5,036
Elementary Absolute Change		89	381	337	348	383	431	409	373	286	274	266	224
Elementary Percent Change		7.21%	28.78%	19.77%	17.04%	16.03%	15.54%	12.77%	10.32%	7.18%	6.41%	5.85%	4.66%
EDGE MIDDLE SCHOOL	753	638	744	897	1,054	1,189	1,324	1,510	1,740	1,949	2,150	2,295	2,477
MIDDLE SCHOOL TOTAL		638	744	897	1,054	1,189	1,324	1,510	1,740	1,949	2,150	2,295	2,477
Middle School Absolute Change		38	106	153	157	135	135	186	230	209	201	145	182
Middle School Percent Change		6.33%	16.61%	20.56%	17.50%	12.81%	11.35%	14.05%	15.23%	12.01%	10.31%	6.74%	7.93%
COMMUNITY HIGH SCHOOL	800	771	886	1,014	1,128	1,278	1,479	1,683	1,924	2,132	2,347	2,650	2,939
HIGH SCHOOL TOTAL		771	886	1,014	1,128	1,278	1,479	1,683	1,924	2,132	2,347	2,650	2,939
High School Absolute Change		52	115	128	114	150	201	204	241	208	215	303	289
High School Percent Change		7.23%	14.92%	14.45%	11.24%	13.30%	15.73%	13.79%	14.32%	10.81%	10.08%	12.91%	10.91%
DISTRICT TOTALS		2,733	3,335	3,953	4,572	5,240	6,007	6,806	7,650	8,353	9,043	9,757	10,452
District Absolute Change		179	602	618	619	668	767	799	844	703	690	714	695
District Percent Change		7.01%	22.03%	18.53%	15.66%	14.61%	14.64%	13.30%	12.40%	9.19%	8.26%	7.90%	7.12%

Yellow box = Over stated capacity



Key Takeaways

Enrollment Forecast



- Community ISD enrollment grew by more than 600 students this fall
- New home activity within the district continues at a record-breaking pace in 2021
- The district has over 650 lots currently available to build on, with over 14,000 additional lots in the planning stages
- Groundwork is currently underway on nearly 1,400 lots that will impact the district in the 6-8 months
- The district is forecasted to add roughly 1,200 new residential units annually for the next 2-5 years
- CISD is forecasted to enroll over 6,800 students by 2026/27 and over 10,450 by 2031/32