

ANNUAL FINANCIAL REPORT
TEXAS REAL ESTATE COMMISSION
Austin, Texas
Year Ended August 31, 2008

TIMOTHY K. IRVINE
ADMINISTRATOR

TEXAS REAL ESTATE COMMISSION (329)

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Texas Real Estate Commission
Post Office Box 12188 Austin, Texas 78711-2188
1101 Camino La Costa Austin, Texas

October 1, 2008

Honorable Rick Perry, Governor
Honorable Susan Combs, State Comptroller
John O'Brien, Director, Legislative Budget Board
John Keel, CPA, State Auditor

Lady and Gentlemen:

We are pleased to submit the Annual Financial Report of the Texas Real Estate Commission for the year ended August 31, 2008, in compliance with TEX. GOV'T CODE ANN, §2101.011 and in accordance with the requirements established by the Comptroller of Public Accounts.

Due to the statewide requirements embedded in Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*, the Comptroller of Public Accounts does not require the accompanying annual financial report to comply with all the requirements in this statement. The financial report will be considered for audit by the State Auditor as part of the audit of the State of Texas Comprehensive Annual Financial Report (CAFR); therefore, an opinion has not been expressed on the financial statements and related information contained in this report.

If you have any questions, please contact Karen Alexander, Staff Services Division, at 512.465.3924.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy K. Irvine", written over a horizontal line.

Timothy K. Irvine
Administrator

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Texas Real Estate Commission (329)

Exhibit I - Combined Balance Sheet/Statement of Net Assets – Governmental Funds

August 31, 2008

	Governmental Fund Type			
	General Funds Exh A-1	Capital Assets Adjustments	Long-Term Liabilities Adjustments	Statement of Net Assets
ASSETS				
Current Assets:				
Cash and Cash Equivalents:				
Cash on Hand	\$ 50,879.20	\$	\$	\$ 50,879.20
Cash in Transit	31,857.39			31,857.39
Cash in State Treasury	1,078,650.60			1,078,650.60
Legislative Appropriations	840,584.80			840,584.80
Accounts Receivables	187,195.50			187,195.50
Due From Other Funds	198.74			198.74
Consumable Inventories	39,954.82			39,954.82
Total Current Assets	2,229,321.05	0.00	0.00	2,229,321.05
Non-Current Assets:				
Furniture and Equipment		727,076.38		727,076.38
Accumulated Depreciation		(554,320.27)		(554,320.27)
Total Non-Current Assets	0.00	172,756.11	0.00	172,756.11
Total Assets	\$ 2,229,321.05	\$ 172,756.11	\$ 0.00	\$ 2,402,077.16
 LIABILITIES AND FUND BALANCES				
Liabilities:				
Current Liabilities:				
Payables From:				
Accounts Payable	\$ 131,650.15	\$	\$	\$ 131,650.15
Payroll Payable	463,963.02			463,963.02
Due To Other Funds	102.00			102.00
Due To Other Agencies	1,079,412.64			1,079,412.64
Deferred Revenues	263,227.79			263,227.79
Employees Compensable Leave			354,397.52	354,397.52
Total Current Liabilities	1,938,355.60	0.00	354,397.52	2,292,753.12
Non-Current Liabilities:				
Employees Compensable Leave			206,421.14	206,421.14
Total Non-Current Liabilities	0.00	0.00	206,421.14	206,421.14
Total Liabilities	1,938,355.60	0.00	560,818.66	2,499,174.26

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Discrete Governmental Component Unit			
Discrete Governmental Component Unit (3144) U/F 0001	Capital Assets Adjustments	Long-Term Liabilities Adjustments	Statement of Net Assets
\$ 100.00	\$	\$	\$ 100.00
			0.00
			0.00
242,571.86			242,571.86
115.00			115.00
			0.00
3,159.90			3,159.90
245,946.76	0.00	0.00	245,946.76
	8,635.60		8,635.60
	(8,635.60)		(8,635.60)
0.00	0.00	0.00	0.00
\$ 245,946.76	\$ 0.00	\$ 0.00	\$ 245,946.76
\$ 9,171.45	\$	\$	\$ 9,171.45
58,538.11			58,538.11
			0.00
			0.00
			0.00
		23,921.12	23,921.12
67,709.56	0.00	23,921.12	91,630.68
		5,212.73	5,212.73
0.00	0.00	5,212.73	5,212.73
67,709.56	0.00	29,133.85	96,843.41

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Texas Real Estate Commission (329)

Exhibit I - Combined Balance Sheet/Statement of Net Assets – Governmental Funds

August 31, 2008

	Governmental Fund Type			
	General	Capital	Long-Term	Statement
	Funds Exh A-1	Assets Adjustments	Liabilities Adjustments	of Net Assets
FUND FINANCIAL STATEMENT-FUND BALANCES				
Fund Balances (Deficits):				
Reserved for:				
Encumbrances	61,166.01			61,166.01
Inventories	39,954.82			39,954.82
Imprest	500.00			500.00
Undesignated	189,344.62			189,344.62
Total Fund Balances	290,965.45	0.00	0.00	290,965.45
Total Liabilities and Fund Balances	\$ 2,229,321.05	\$ 0.00	\$ 560,818.66	\$ 2,790,139.71

GOVERNMENT-WIDE STATEMENT-NET ASSETS

Net Assets:				
Invested in Capital Assets, Net of Related Debt	\$ 172,756.11	\$	\$ 172,756.11	
Unrestricted		(560,818.66)		(560,818.66)
Total Net Assets	\$ 172,756.11	\$ (560,818.66)	\$	(388,062.55)

The accompanying Notes to the Financial Statements are an integral part of this financial statement

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Discrete Governmental Component Unit			
Discrete Governmental Component Unit (3144) U/F 0001	Capital Assets Adjustments	Long-Term Liabilities Adjustments	Statement of Net Assets
5,834.77			5,834.77
3,159.90			3,159.90
			0.00
169,242.53			169,242.53
178,237.20	0.00	0.00	178,237.20
\$ 245,946.76	\$ 0.00	\$ 29,133.85	\$ 275,080.61

\$ 0.00	\$	\$ 0.00
		(29,133.85)
\$ 0.00	\$	(29,133.85)
\$ 0.00	\$	(29,133.85)

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Texas Real Estate Commission (329)
Exhibit II - Combined Statement of Revenues, Expenditures, and
Changes in Fund Balances/Statement of Activities – Governmental Funds

For the Fiscal Year Ended August 31, 2008

Governmental Fund Type

	General Funds Exh A-2	Capital Assets Adjustments	Long-Term Liabilities Adjustments	Statement of Activities
REVENUES				
Legislative Appropriations:				
Original Appropriations (GR)	\$ 4,991,311.00	\$	\$	\$ 4,991,311.00
Additional Appropriations (GR)	1,173,098.41			1,173,098.41
Licenses, Fees & Permits (PR-C/S)	3,299,418.31			3,299,418.31
Sales of Goods and Services (PR-C/S)	183,477.54			183,477.54
Other Revenues	870.28			870.28
Total Revenues	9,648,175.54	0.00	0.00	9,648,175.54
EXPENDITURES				
Salaries and Wages	3,738,565.69		190,352.29	3,928,917.98
Payroll Related Costs	1,078,474.46			1,078,474.46
Professional Fees and Services	78,275.59			78,275.59
Travel	67,714.78			67,714.78
Materials and Supplies	346,091.80			346,091.80
Communication and Utilities	86,239.24			86,239.24
Repairs and Maintenance	105,537.90			105,537.90
Rentals & Leases	444,025.86			444,025.86
Printing and Reproduction	15,543.56			15,543.56
Other Expenditures	420,911.03			420,911.03
Capital Outlay	79,190.00	(79,190.00)		0.00
Depreciation Expense		58,989.77		58,989.77
Total Expenditures/Expenses	6,460,569.91	(20,200.23)	190,352.29	6,630,721.97
Excess (Deficiency) of Revenues Over Expenditures	3,187,605.63	20,200.23	(190,352.29)	3,017,453.57

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Discrete Governmental Component Unit

Discrete Governmental Component Unit (3144) U/F (0001)	Capital Assets Adjustments	Long-Term Liabilities Adjustments	Statement of Activities
\$ 729,015.00	\$	\$	\$ 729,015.00
112,384.98			112,384.98
22,455.00			22,455.00
435.40			435.40
0.00			0.00
864,290.38	0.00	0.00	864,290.38
426,910.21		(1,389.91)	425,520.30
105,027.58			105,027.58
1,672.41			1,672.41
8,650.91			8,650.91
38,000.79			38,000.79
7,302.04			7,302.04
17,820.87			17,820.87
40,537.27			40,537.27
2,419.33			2,419.33
36,126.54			36,126.54
0.00			0.00
0.00	0.00		0.00
684,467.95	0.00	(1,389.91)	683,078.04
179,822.43	0.00	1,389.91	181,212.34

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Texas Real Estate Commission (329)
Exhibit II - Combined Statement of Revenues, Expenditures, and
Changes in Fund Balances/Statement of Activities – Governmental Funds

For the Fiscal Year Ended August 31, 2008

	Governmental Fund Type			
	General Funds Exh A-2	Capital Assets Adjustments	Long-Term Liabilities Adjustments	Statement of Activities
OTHER FINANCING SOURCES (USES)				
Transfers In	69,124.00			69,124.00
Transfers Out	(3,025,825.47)			(3,025,825.47)
Legislative Transfers In				0.00
Legislative Transfers Out				0.00
(Dec) in Net Assets Due to Interagency Transfer				0.00
Total Other Financing Sources and Uses	(2,956,701.47)	0.00	0.00	(2,956,701.47)
Net Change in Fund Balances/Net Assets	230,904.16	20,200.23	(190,352.29)	60,752.10
FUND FINANCIAL STATEMENT-FUND BALANCES				
Fund Balances, September 1, 2007	78,403.63			78,403.63
Appropriations Lapsed	(18,342.34)			(18,342.34)
Fund Balances--August 31, 2008	\$ 290,965.45			\$ 120,813.39
GOVERNMENT-WIDE STATEMENT-NET ASSETS				
Change in Net Assets		20,200.23	(190,352.29)	(170,152.06)
Net Assets-Beginning		152,555.88	(370,466.37)	(217,910.49)
Restatements				
Net Assets, September 1, 2007, as Restated		152,555.88	(370,466.37)	(217,910.49)
Net Assets-August 31, 2008		\$ 172,756.11	\$ (560,818.66)	\$ (388,062.55)

The accompanying Notes to the Financial Statements are an integral part of this financial statement.

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Discrete Governmental Component Unit

Discrete Governmental Component Unit (3144) U/F (0001)	Capital Assets Adjustments	Long-Term Liabilities Adjustments	Statement of Activities
			0.00
			0.00
			0.00
(45,000.00)			(45,000.00)
<u>(45,000.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>(45,000.00)</u>
134,822.43	0.00	1,389.91	136,212.34
49,158.73			49,158.73
(5,743.96)			(5,743.96)
<u>\$ 178,237.20</u>			<u>\$ 179,627.11</u>
	<u>0.00</u>	<u>1,389.91</u>	<u>1,389.91</u>
	0.00	(30,523.76)	(30,523.76)
	<u>0.00</u>	<u>(30,523.76)</u>	<u>(30,523.76)</u>
	<u>\$ 0.00</u>	<u>\$ (29,133.85)</u>	<u>\$ (29,133.85)</u>

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Texas Real Estate Commission (329)
Exhibit VI - Combined Statement of Fiduciary Net Assets
Fiduciary Funds

August 31, 2008

	Private- Purpose Trust Funds (Exhibit I-1)	Agency Funds (Exhibit J-1)	Totals
ASSETS			
Current Assets:			
Cash and Cash Equivalents:			
Cash on Hand	\$ 1,420.00	\$ 550.00	\$ 1,970.00
Cash in Transit/Reimb Due from Treasury	340.00		340.00
Cash in State Treasury	1,051,499.06	43,530.00	1,095,029.06
Receivables:			
Interest and Dividends	14,040.89		14,040.89
Accounts Receivable	34,920.00	550.00	35,470.00
Total Current Assets	<u>1,102,219.95</u>	<u>44,630.00</u>	<u>1,146,849.95</u>
Non-Current Assets:			
Investments	<u>2,183,468.75</u>		<u>2,183,468.75</u>
Total Non-Current Assets	<u>2,183,468.75</u>	<u>0.00</u>	<u>2,183,468.75</u>
 Total Assets	 <u>3,285,688.70</u>	 <u>44,630.00</u>	 <u>3,330,318.70</u>
 LIABILITIES			
Current Liabilities:			
Payables from:			
Accounts	0.00		0.00
Due to Other Funds	96.74		96.74
Funds Held for Others		44,630.00	44,630.00
Total Liabilities	<u>96.74</u>	<u>44,630.00</u>	<u>44,726.74</u>
 NET ASSETS			
Held in trust for:			
Individuals, Organizations, and Other Governments:			
Expendable	3,285,591.96	0.00	3,285,591.96
Total Net Assets	<u>\$ 3,285,591.96</u>	<u>\$ 0.00</u>	<u>\$ 3,285,591.96</u>

The accompanying Notes to the Financial Statements are an integral part of this statement.

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Texas Real Estate Commission (329)

Exhibit VII - Combined Statement of Changes in Fiduciary Net Assets

Fiduciary Funds

August 31, 2008

	Private Purpose Trust Funds (Exhibit I-2)	Totals
ADDITIONS		
Contributions:		
Settlement of Claims	\$ 5,912.87	\$ 5,912.87
Total Contributions	<u>5,912.87</u>	<u>5,912.87</u>
Investment Income:		
From Investing Activities		
Net Appreciation (Depreciation) in Fair Value of Investments	51,237.50	51,237.50
Interest and Investment Income	<u>121,976.78</u>	<u>121,976.78</u>
Total Investing Income	<u>173,214.28</u>	<u>173,214.28</u>
Less Investing Activities Expense	<u>0.00</u>	<u>0.00</u>
Net Income from Investing Activities	<u>173,214.28</u>	<u>173,214.28</u>
Other Additions		
Other Revenue	<u>354,014.53</u>	<u>354,014.53</u>
Total Other Additions	<u>354,014.53</u>	<u>354,014.53</u>
Total Additions	<u>533,141.68</u>	<u>533,141.68</u>
DEDUCTIONS		
Travel	416.37	416.37
Communications & Utilities	0.00	0.00
Settlement of Claims	373,414.95	373,414.95
Other Expense	16.00	16.00
Transfers Out	<u>91,155.80</u>	<u>91,155.80</u>
Total Deductions	<u>465,003.12</u>	<u>465,003.12</u>
NET INCREASE (DECREASE)	<u>68,138.56</u>	<u>68,138.56</u>
Net Assets- Beginning of the Year	3,217,453.40	3,217,453.40
Restatements	<u>0.00</u>	<u>0.00</u>
Beginning of Year, As Restated	<u>3,217,453.40</u>	<u>3,217,453.40</u>
Net Assets - End of the Year	<u>\$ 3,285,591.96</u>	<u>\$ 3,285,591.96</u>

The accompanying Notes to the Financial Statements are an integral part of this statement.

TEXAS REAL ESTATE COMMISSION (329)

Notes to the Financial Statements

For the Fiscal Year Ended August 31, 2008

NOTE 1: Summary of Significant Accounting Policies

Entity

The Texas Real Estate Commission is an agency of the State of Texas and its financial records comply with state statutes and regulations. This includes compliance with the Texas Comptroller of Public Accounts' *Reporting Requirements for State Agencies*.

The Texas Real Estate Commission (TREC) was created in 1939 under the Texas Real Estate Dealer's License Act. Since 1949, policy direction is provided by the Texas Real Estate Commission, and an Administrator, appointed by the Commission, directs the activities of the agency. Policy direction for the Texas Appraiser Licensing and Certification Board (TALCB), an independent subdivision of the Texas Real Estate Commission, is provided by the Board, and a Commissioner, appointed by the Board, directs the administration of the subdivision. Additional information can be found in Note 17.

The function of TREC is the protection of the public through regulation of licensed real estate brokerage practitioners, real estate inspectors, easement or right-of-way agents and residential service companies in Texas. Additionally, TREC protects the public by registering entities which offer timesharing interests in Texas.

Beginning in 1939, those who appraise real property for a fee in Texas were required to have a real estate license from the Texas Real Estate Commission (TREC) or be otherwise exempted by law. Since July 1, 1991, a person holding an appraiser certification or license issued by the Texas Appraiser Licensing and Certification Board (TALCB) is not required to be licensed by TREC to perform real property appraisals.

Due to the statewide requirements embedded in Governmental Accounting Standards Board Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*, the Comptroller of Public Accounts does not require the accompanying annual financial report to comply with all the requirements in this statement. The financial report will be considered for audit by the State Auditor as part of the audit of the State of Texas Comprehensive Annual Financial Report, therefore, an opinion has not been expressed on the financial statements and related information contained in this report.

The Texas Real Estate Commission includes within this report all components as determined by an analysis of their relationship to the Texas Appraiser Licensing and Certification Board (TALCB) as listed below.

Discretely Presented Component Unit

The Texas Appraiser Licensing and Certification Board (TALCB), an independent subdivision of the Texas Real Estate Commission, has been determined to be a component unit as defined by GASB Statement No. 14. The financial statements of TALCB are presented in discrete columns on Exhibits I and II.

Fund Structure

The accompanying financial statements are presented on the basis of funds, each of which is considered a separate accounting entity.

Governmental Fund Types & Government-Wide Adjustment Fund Types

General Fund: The General Fund is the principal operating fund used to account for most of the state's general activities. It accounts for all financial resources except those accounted for in other funds.

Capital Assets Adjustment Fund Type: Capital Assets Adjustment fund type will be used to convert governmental fund types' capital assets from modified accrual to full accrual.

Long-Term Liabilities Adjustment Fund Type: Long-Term Liabilities Adjustment fund type will be used to convert governmental fund types' debt from modified accrual to full accrual.

Fiduciary Fund Types

Fiduciary funds account for assets held by the state in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and/or other funds. When assets are held under the terms of a formal trust agreement, either a pension trust fund, or a private purpose trust fund is used.

Agency Funds: Agency funds are used to account for assets the government holds on behalf of others in a purely custodial capacity. Agency funds involve only the receipt, temporary investment, and remittance of fiduciary resources to individuals, private organizations, or other governments.

Private-Purpose Trust Funds: Private-Purpose Trust funds are used to account for all other trust arrangements whose principal and interest benefit individuals, private organizations, or other governments. Expendable trust funds are used to account for trust funds whose principal and interest may be expended in the course of their designated operations. Principal and revenue of the Expendable Trust Funds, the Real Estate Recovery Trust Account and the Real Estate Inspection Recovery Fund, may be expended when recovery is ordered by a court of competent jurisdiction against a broker, salesperson, inspector, or easement or right-of-way agent or when authorized by appropriate rider to recover travel and related expenses incurred for collection of court judgments affecting the fund.

Component Units

Governmental Component Units

The Texas Appraiser Licensing and Certification Board (TALCB), an independent subdivision of the Texas Real Estate Commission, has been determined to be a component unit as defined by GASB Statement No. 14. The financial statements of TALCB are presented in discrete columns on Exhibits I and II.

Basis of Accounting

The basis of accounting determines when revenues and expenditures or expenses are recognized in the accounts reported in the financial statements. The accounting and financial reporting treatment applied to a fund is determined by its measurement focus.

Governmental fund types that build the fund financial statements are accounted for using the modified accrual basis of accounting. Under the modified accrual basis, revenues are recognized in the period in which they become both measurable and available to finance operations of the fiscal year or liquidate liabilities existing at fiscal year end. The State of Texas considers receivables collected within sixty days after year-end to be available and recognizes them as revenues of the current year for Fund Financial Statements prepared on the modified accrual basis. Expenditures and other uses of financial resources are recognized when the related liability is incurred.

Governmental adjustment fund types that will build the government-wide financial statements are accounted for using the full accrual basis of accounting. This includes capital assets, accumulated depreciation, unpaid Employee Compensable Leave, the unmatured debt service (principal and interest) on general long-term liabilities, long-term capital leases, long-term claims and judgments and full accrual revenues and expenses. The activity will be recognized in these fund types.

Proprietary funds, pension trust funds, external investment trust funds and private-purpose trust funds are accounted for on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recognized at the time liabilities are incurred. Proprietary funds distinguish operating from non-operating items. Operating revenues and expenses result from providing services or producing and delivering goods in connection with the proprietary funds principal ongoing operations. Operating expenses for the enterprise and internal services funds include the cost of sales and services, administrative expenses, and depreciation on capital assets.

Budget and Budgetary Accounting

The budget is prepared biennially and represents appropriations authorized by the legislature and approved by the Governor (the General Appropriations Act).

Unencumbered appropriations are generally subject to lapse 60 days after the end of the fiscal year for which they were appropriated.

Assets, Liabilities, and Fund Balances/Net Assets

ASSETS

Cash and Cash Equivalents

Short-term highly liquid investments with an original maturity of three months or less are considered cash equivalents.

Restricted Assets

Restricted assets include monies or other resources restricted by legal or contractual requirements. These assets include proceeds of enterprise fund general obligation and revenue bonds and revenues set aside for statutory or contractual requirements. Assets held in reserve for guaranteed student loan defaults are also included.

TEXAS REAL ESTATE COMMISSION (329)

Inventories and Prepaid Items

Inventories include both merchandise inventories on hand for sale and consumable inventories. Inventories are valued at cost, generally utilizing the last-in, first-out method. The consumption method of accounting is used to account for inventories and prepaid items that appear in the governmental and proprietary fund types. The cost of these items is expensed when the items are consumed.

Capital Assets

Assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year should be capitalized. These assets are capitalized at cost or, if any purchased, at appraised fair value as of the date of acquisition. Purchases of assets by governmental funds are reported as expenditures. Depreciation is reported on all "exhaustible" assets. "Inexhaustible" assets such as works of art and historical treasures are not depreciated. Road and highway infrastructure is reported on the modified basis. Assets are depreciated over the estimated useful life of the asset using the straight-line method.

All capital assets acquired by proprietary funds or trust funds are reported at cost or estimated historical cost, if actual historical cost is not available. Donated assets are reported at fair value on the acquisition date. Depreciation is charged to operations over the estimated useful life of each asset, using the straight-line method.

Current Receivables - Other

Other receivables include year-end revenue accruals. This account can appear in governmental and proprietary fund types.

LIABILITIES

Accounts Payable

Accounts Payable represents the liability for the value of assets or services received at the balance sheet date for which payment is pending.

Current Payables - Other

Payables are the accrual at year-end of expenditure transactions. Payables may be included in either the governmental or proprietary fund types.

Employees' Compensable Leave Balances

Employees' Compensable Leave Balances represent the liability that becomes "due" upon the occurrence of relevant events such as resignations, retirements, and uses of leave balances by covered employees. Liabilities are reported separately as either current or noncurrent in the statement of net assets.

FUND BALANCE / NET ASSETS

The difference between fund assets and liabilities is 'Net Assets' on the government-wide, proprietary and fiduciary fund statements, and the 'Fund Balance' is the difference between fund assets and liabilities on the governmental fund statements.

Reservations of Fund Balance

Fund balances for governmental funds are classified as either reserved or unreserved in the fund financial statements. Reservations are legally restricted to a specific future use or not available for expenditure.

TEXAS REAL ESTATE COMMISSION (329)

Reserved for Encumbrances

This represents commitments of the value of contracts awarded or assets ordered prior to year-end, but not received as of that date. Encumbrances are not included with expenditures or liabilities. They represent current resources designated for specific expenditures in subsequent operating periods.

Unreserved / Undesignated

This represents the unappropriated balance at year-end.

Invested in Capital Assets, Net of Related Debt

Invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation and reduced by outstanding balances for bond, notes, and other debt that are attributed to the acquisition, construction, or improvement of those assets.

Restricted Net Assets

Restricted net assets result when constraints placed on net asset use are either externally imposed by creditors, grantors, contributors, and the like, or imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Assets

Unrestricted net assets consist of net assets, which do not meet the definition of the two preceding categories. Unrestricted net assets often have constraints on resources, which are imposed by management, but can be removed or modified.

INTERFUND ACTIVITIES AND BALANCES

The agency has the following types of transactions between funds:

- (1) Transfers: Legally required transfers that are reported when incurred as 'Transfers In' by the recipient fund and as 'Transfers Out' by the disbursing fund.
- (2) Reimbursements: Reimbursements are repayments from funds responsible for expenditures or expenses to funds that made the actual payment. Reimbursements of expenditures made by one fund for another that are recorded as expenditures in the reimbursing fund and as a reduction of expenditures in the reimbursed fund. Reimbursements are not displayed in the financial statements.
- (3) Interfund Receivables and Payables: Interfund loans are reported as interfund receivables and payables. If repayment is due during the current year or soon thereafter it is classified as "Current", repayment for two (or more) years is classified as "Non-Current".
- (4) Interfund Sales and Purchases: charges or collections for services rendered by one fund to another that are recorded as revenues of the recipient fund and expenditures or expenses of the disbursing fund.

The composition of the agency's Interfund activities and balances are presented in Note 8.

TEXAS REAL ESTATE COMMISSION (329)

NOTE 2: Capital Assets

A Summary of changes in Capital Assets for the year ended August 31, 2008, is presented below:

PRIMARY GOVERNMENT

D23 Fund 1114, Fund Type 01	Balance 09/01/07	Adjust- ments	Reclassi- fications	Additions	Deletions	Balance 08/31/08
Governmental Activities:						
Depreciable Assets Furniture and Equipment	\$ 688,001.38	\$	\$	\$ 79,190.00	\$ (40,115.00)	\$ 727,076.38
Total Depreciable Assets at Historical Cost	688,001.38	0.00	0.00	79,190.00	(40,115.00)	727,076.38
Less Accumulated Depreciation for Furniture and Equipment	(535,445.50)	0.00	0.00	(58,989.77)	40,115.00	(554,320.27)
Total Accumulated Depreciation	(535,445.50)	0.00	0.00	(58,989.77)	40,115.00	(554,320.27)
Depreciable Assets, Net	152,555.88	0.00	0.00	(20,200.23)	0.00	172,756.11
Governmental Activities Capital Assets, Net	<u>\$ 152,555.88</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ (20,200.23)</u>	<u>\$ 0.00</u>	<u>\$ 172,756.11</u>

DISCRETE COMPONENT UNIT

D23 Fund 0001, Fund Type 14	Balance 09/01/07	Adjust- ments	Reclassi- fications	Additions	Deletions	Balance 08/31/08
Governmental Activities:						
Depreciable Assets Furniture and Equipment	\$ 8,635.60	\$	\$	\$	\$	\$ 8,635.60
Total Depreciable Assets at Historical Cost	8,635.60					8,635.60
Less Accumulated Depreciation for Furniture and Equipment	(8,635.60)					(8,635.60)
Total Accumulated Depreciation	(8,635.60)	0.00	0.00	0.00	0.00	(8,635.60)
Depreciable Assets, Net	0.00	0.00	0.00	0.00	0.00	0.00
Governmental Activities Capital Assets, Net	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>

NOTE 3: Deposits, Investments & Repurchase Agreements
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The Texas Real Estate Commission may invest funds held in the Real Estate Trust Account (Fund 0971) in the same manner as money of the Employees Retirement System of Texas, except that an investment may not be made that would impair the liquidity necessary to make payments from the trust account. Permissible investments include primarily, but are not limited to Direct Obligations of the United States Treasury. A "laddered" approach of portfolio management is utilized. By having a relatively even distribution of securities maturing each year, this helps to eliminate extreme interest rate exposure. The maximum allowable stated maturity of investments is ten years. All investment transactions are conducted through the State Treasury Operations Division of the Comptroller of Public Accounts.

As of August 31, 2008, the fair value of investments is as presented below:

Fiduciary Funds	Fair Value
U.S. Government U.S. Treasury Securities	\$2,183,468.75
Total(Exh. VI & I-1)	\$2,183,468.75

NOTE 4: Short-Term Debt

Not applicable to the Texas Real Estate Commission.

NOTE 5: Summary of Long-Term Liabilities

Changes in Long-Term Liabilities

During the year ended August 31, 2008, the following changes occurred in liabilities.

Governmental Activities TREC D23 Fund 1114 Fund Type 01	Balance 09-01-07	Additions	Reductions	Balance 08-31-08	Amounts Due Within One Year
Compensable Leave	\$370,466.37	\$495,572.18	\$305,219.89	\$560,818.66	\$354,397.52
Total	\$370,466.37	\$495,572.18	\$305,219.89	\$560,818.66	\$354,397.52

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Governmental Activities TALCB D23 Fund 0001 Fund Type 14	Balance 09-01-07	Additions	Reductions	Balance 08-31-08	Amounts Due Within One Year
Compensable Leave	\$30,523.76	\$43,517.50	\$44,907.41	\$29,133.85	\$23,921.12
Total	\$30,523.76	\$43,517.50	\$44,907.41	\$29,133.85	\$23,921.12

Employees' Compensable Leave

A state employee is entitled to be paid for all unused vacation time accrued, in the event of the employee's resignation, dismissal, or separation from State employment, provided the employee has had continuous employment with the State for six months. Expenditures for accumulated annual leave balances are recognized in the period paid or taken in governmental fund types. For these fund types, the liability for unpaid benefits is recorded in the Statement of Net Assets. This obligation is usually paid from the same funding source(s) from which the employee's salary or wage compensation was paid.

NOTE 6: Capital Leases

Not applicable to the Texas Real Estate Commission.

NOTE 7: Operating Lease Obligations

Included in the expenditures in the financial statements are the following amounts of rent paid or due under the operating lease:

FY2008 Rental Costs	TREC (Fund Type 01)	TALCB (Fund Type 14)
Office Lease	\$406,981.89	\$34,424.78
Copiers	28,806.54	5,589.67
Folder Inserter	3,777.92	0.00
FY2008 Rental Costs	\$439,566.35	\$40,014.45

The Texas Real Estate Commission (TREC) and the Texas Appraiser Licensing and Certification Board (TALCB) lease office space through the Texas Facilities Commission for offices at 1101 Camino La Costa, Austin, Texas. A new lease negotiated beginning September 1, 2006 was acquired through the Texas Building and Procurement Commission (now Texas Facilities Commission) through Lease No. 329-10034-E7B AUSTIN which provides for payments to be made to Gaston Manor Properties from September 1, 2006 through August 31, 2011 for offices at 1101 Camino La Costa, Austin, Texas. That lease was amended October 1, 2007 to increase office space for additional FTEs granted during the 80th Legislative Session.

Future minimum lease rental payments under noncancellable operating leases having an initial term in excess of one year are as follows:

TEXAS REAL ESTATE COMMISSION (329)

Office Lease Year Ended August 31,	TREC (Fund Type 01)	TALCB (Fund Type 14)
2009	\$409,939.80	\$34,948.20
2010	409,939.80	34,948.20
2011	409,939.80	34,948.20
2012	0.00	0.00
2013 & beyond	0.00	0.00
Total Minimum Future Lease Rental Payments	\$1,229,819.40	\$104,844.60

The Texas Real Estate Commission and the Texas Appraiser Licensing and Certification Board lease copiers through a State of Texas contract through the Texas Procurement and Support Services (TPASS) section of the Comptroller's Office. Purchase Order No. 114670* provides for payments to be made to Danka Office Imaging Corporation (payments currently made to Canon Financial Services, Inc. per written directive from TBPC) from November 1, 2006 through October 31, 2010 for the Texas Real Estate Commission and the Texas Appraiser Licensing and Certification Board. Purchase Order No. 309839* provides for payments to be made to Danka Office Imaging Corporation (payments currently made to Canon Financial Services, Inc. per written directive from TPASS) from September 1, 2008 through October 31, 2012 for the Texas Real Estate Commission. A copier leased by TREC is now used and paid for by TALCB. The future payments are reflected under TALCB; however, should TALCB become unable to pay the lease, TREC is responsible as the lessor.

Copiers Year Ended August 31,	TREC (Fund Type 01)	TALCB (Fund Type 14)
2009	\$30,068.16	\$4,466.28
2010	30,068.16	4,466.28
2011	17,905.96	744.38
2012	13,982.12	0.00
2013 & beyond	2,280.64	0.00
Total Minimum Future Copier Lease Payments	\$94,305.04	\$9,676.94

The Texas Real Estate Commission leases a three station inserter through a Texas Multiple Award Schedule (TXMAS) contract. Purchase Order No. 5-36010 provides for payments to be made to Mailing & Packaging Systems, Inc., from September 2008 through June 2013.

Folder Inserter Year Ended August 31,	TREC (Fund Type 01)	TALCB (Fund Type 14)
2009	\$4,427.52	0.00
2010	4,427.52	0.00
2011	4,427.52	0.00
2012	4,427.52	0.00
2013 & beyond	3,689.60	0.00
Total Minimum Future Inserter Lease Payments	\$21,399.68	0

TEXAS REAL ESTATE COMMISSION (329)

*Should an ordering entity experience a change in circumstances due to downsizing, consolidation of ordering entities, elimination of a program, or some other reason that will negate the need for the equipment, the State reserves the right to cancel the lease of the equipment. If this type of cancellation becomes necessary, the State shall provide a minimum of 60-day advance written notice to the vendor.

NOTE 8: Interfund Balances / Activity

As explained in Note 1 on Interfund Activities and Balances there are numerous transactions between funds and agencies. At year-end amounts to be received or paid are reported as:

- Interfund Receivables or Interfund Payables
- Due From Other Agencies or Due To Other Agencies
- Due From Other Funds or Due To Other Funds
- Transfers In or Transfers Out
- Legislative Transfers In or Legislative Transfers Out

The agency experienced routine transfers with other state agencies, which were consistent with the activities of the fund making the transfer. Repayment of interfund balances will occur within one year from the date of the financial statement.

Individual balances and activity at August 31, 2008, were as follows:

	Due From Other Agencies	Due To Other Agencies	Source
GENERAL(01)			
FUND 0969, REAL ESTATE FEE TRUST ACCOUNT			
Appd Fund 0969, D23 Fund 0969			
(Agency 711, D23 Fund 7999)		820,472.50	Statutory Transfer
FUND 1000, GENERAL REVENUE-UNAPPR-FUND TYPE 01			
Appd Fund 0001, D23 Fund 1100			
(Agency 902, D23 Fund 0001)		258,940.14	Cash on Hand/AR for GR Unappr
Total Due From/Due To Other Agencies (Exh I)		\$1,079,412.64	

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 TEXAS REAL ESTATE COMMISSION (329)

	Due From Other Funds	Due To Other Funds	Source
GENERAL (01)			
FUND 0001, GENERAL REVENUE FUND			
Appd Fund 0001, D23 Fund 9001			
(Agency 329, D23 Fund 1100)	\$102.00		Return Items Default- Credit Card Chargeback
Appd Fund 0001, D23 Fund 1100			
(Agency 329, D23 Fund 9001)		\$102.00	Return Items Default- Credit Card Chargeback
FUND 0900, SUSPENSE - FUND TYPE 01			
Appd Fund 0900, D23 Fund 1900			
(Agency 329, D23 Fund 0988)	96.74		Deposit Coding Error
Total Due From/Due to Other Funds (Exh I & Exh. A-1)	\$198.74	\$102.00	

	Due From Other Funds	Due To Other Funds	Purpose
PRIVATE PURPOSE TRUST FUNDS (20)			
FUND 0988, REAL ESTATE INSPECTION RECOVERY FUND			
Appd Fund 0988, D23 Fund 0988			
(Agency 329, D23 Fund 1900)		\$96.74	Deposit Coding Error
Total Due From/Due To Other Funds (Exh VII & I-2)		\$96.74	

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TEXAS REAL ESTATE COMMISSION (329)

	Transfers In	Transfers Out	Purpose
GENERAL (01)			
FUND 01, GENERAL REVENUE FUND			
Appd Fund 0001, D23 Fund 1114			
(Agency 347, D23 Fund 0507)		\$64,420.75	Master Lease
(Agency 347, D23 Fund 0735)		807.22	Disbursement
Appd Fund 0001, D23 Fund 1114			
(Agency 347, D23 Fund 0735)	\$69,124.00		Offset Capital Outlay Expenditure-MLPP
FUND 0969, REAL ESTATE FEE TRUST ACCOUNT			
Appd Fund 0969, D23 Fund 0969			
(Agency 711, D23 Fund 7999)		\$2,960,597.50	Statutory Transfer
Total Transfers (Exh II & Exh. A-2)	\$69,124.00	\$3,025,825.47	

	Transfers In	Transfers Out	Purpose
PRIVATE PURPOSE TRUST FUNDS (20)			
FUND 0988, REAL ESTATE INSPECTION RECOVERY FUND			
Appd Fund 0988, D23 Fund 0988			
(Agency 902, D23 Fund 0001)		\$91,155.80	Statutory Transfer
Total Transfers Fund 0988 (Exh VII & I-2)		\$91,155.80	

	Legislative Transfers In	Legislative Transfers Out	Purpose
COMPONENT UNITS-GOVERNMENTAL (14)			
FUND 3144, TX APPRAISER LIC & CERT BD-AP FUND 0001			
Appd Fund 0001, D23 Fund 0001			
(Agency 300, D23 Fund 0001)		\$45,000.00	Statutory Transfer
Total Legislative Transfers Fund 0001 (Exh VII)		\$45,000.00	

NOTE 9: Contingent Liabilities

Not applicable to the Texas Real Estate Commission.

NOTE 10: Continuance Subject to Review

Under Section 1101.006 of the Real Estate License Act (Chapter 1101, Texas Occupations Code), the Agency is subject to Chapter 325, Government Code (Texas Sunset Act). Unless continued in existence as provided by that chapter, the commission is abolished and Chapter 1102 and Chapter 1303 of the Texas Occupations Code and Chapter 221, Property Code, expire September 1, 2019.

Section 1103.006 of the Texas Appraiser Licensing and Certification Act (Chapter 1103, Texas Occupations Code), makes the Texas Appraiser Licensing and Certification Board (TALCB) subject to the Sunset Act in the legislative session following federal action removing the requirement for the preparation and use of an appraisal by federally-regulated institutions. Unless continued in existence by that legislature, the TALCB is abolished 90 days after the last day of the regular session of that legislature.

NOTE 11: Risk Financing and Related Insurance

Not applicable to the Texas Real Estate Commission.

NOTE 12: Segment Information

Not applicable to the Texas Real Estate Commission.

NOTE 13: Bonded Indebtedness

Not applicable to the Texas Real Estate Commission.

NOTE 14: Subsequent Events

Not applicable to the Texas Real Estate Commission.

NOTE 15: Related Parties

Not applicable to the Texas Real Estate Commission.

NOTE 16: Stewardship, Compliance and Accountability

Not applicable to the Texas Real Estate Commission.

NOTE 17: The Financial Reporting Entity and Joint Ventures

The annual financial report of the Texas Real Estate Commission includes one component unit, the Texas Appraiser Licensing and Certification Board (TALCB). The TALCB was statutorily created as an independent subdivision of the Texas Real Estate Commission and is a legally separate entity from the primary government. The members of the TALCB are appointed by the Governor. The Texas Real Estate Commission Administrator assumed the duties of TALCB Commissioner effective December 1, 2003 at the direction of the Governor's Office. TREC provides administrative support to TALCB, through

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TEXAS REAL ESTATE COMMISSION (329)

a memorandum of understanding, but has no authority to approve or modify the TALCB budget or to set their fees. Although TREC is not financially accountable for TALCB, the agency does feel that excluding them would result in presentation of incomplete financial statements. Effective September 1, 2007 the law was amended and the TREC Administrator was given administrative responsibilities for the daily operations of TALCB. The TALCB members appointed by the Governor remained an autonomous body. Discrete presentation of the TALCB financial statements is included in Exhibit I (Combined Balance Sheet) and Exhibit II (Combined Statement of Revenues, Expenditures and Changes in Fund Balances).

NOTE 18: Restatement of Fund Balances / Net Assets

Not applicable to the Texas Real Estate Commission.

NOTE 19: Employees Retirement Plans

Not applicable to the Texas Real Estate Commission.

NOTE 20: Deferred Compensation

Not applicable to the Texas Real Estate Commission.

NOTE 21: Donor Restricted Endowments

Not applicable to the Texas Real Estate Commission.

NOTE 22: Management Discussion and Analysis

Not applicable to the Texas Real Estate Commission.

NOTE 23: Post Employment Health Care and Life Insurance Benefits

Not applicable to the Texas Real Estate Commission.

NOTE 24: Special or Extraordinary Items

Not applicable to the Texas Real Estate Commission.

NOTE 25: Disaggregation of Receivable and Payable Balances

Not applicable to the Texas Real Estate Commission.

NOTE 26: Termination Benefits

Not applicable to the Texas Real Estate Commission.

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Texas Real Estate Commission (329)
Exhibit A-1 - Balance Sheet - All General Funds

August 31, 2008

	<u>GR Consolidated (0001) U/F (1114)</u>	<u>Suspense for AFR (0900) U/F (1900)</u>	<u>Real Estate Fee Trust Acct. (0969) U/F (0969)</u>	<u>GR Unappr. for AFR (1000) U/F (1100)</u>	<u>Total (Exh I)</u>
ASSETS					
Current Assets:					
Cash and Cash Equivalents:					
Cash on Hand	\$ 1,152.00	\$ 1,005.25	\$	\$ 48,721.95	\$ 50,879.20
Cash in Transit	429.00	545.70		30,882.69	31,857.39
Cash in State Treasury		258,178.10	820,472.50		1,078,650.60
Legislative Appropriations	840,584.80				840,584.80
Accounts Receivable	4,356.00	3,402.00		179,437.50	187,195.50
Due From Other Funds	102.00	96.74			198.74
Consumable Inventories	39,954.82				39,954.82
Total Current Assets	<u>\$ 886,578.62</u>	<u>\$ 263,227.79</u>	<u>\$ 820,472.50</u>	<u>\$ 259,042.14</u>	<u>\$ 2,229,321.05</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Current Liabilities:					
Payables From:					
Accounts Payable	\$ 131,650.15	\$	\$		\$ 131,650.15
Payroll Payable	463,963.02				463,963.02
Due To Other Agencies			820,472.50	258,940.14	1,079,412.64
Due to Other Funds				102.00	102.00
Deferred Revenues		263,227.79			263,227.79
Total Current Liabilities	<u>595,613.17</u>	<u>263,227.79</u>	<u>820,472.50</u>	<u>259,042.14</u>	<u>1,938,355.60</u>
FUND FINANCIAL STATEMENT-FUND BALANCES					
Fund Balances (Deficits):					
Reserved for:					
Encumbrances	61,166.01				61,166.01
Inventories	39,954.82				39,954.82
Imprest	500.00				500.00
Undesignated	189,344.62				189,344.62
Total Fund Balances	<u>290,965.45</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>290,965.45</u>
Total Liabilities and Fund Balances	<u>\$ 886,578.62</u>	<u>\$ 263,227.79</u>	<u>\$ 820,472.50</u>	<u>\$ 259,042.14</u>	<u>\$ 2,229,321.05</u>

The accompanying Notes to the Financial Statements are an integral part of this statement.

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Texas Real Estate Commission (329)
Exhibit A-2 - Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances – All General Funds

For the Fiscal Year Ended August 31, 2008

	GR Consolidated (0001) U/F (1114)	Suspense for AFR (0900) U/F (1900)	Real Estate Fee Trust Acct. (0969) U/F (0969)	GR Unappr. for AFR (1000) U/F (1100)	Total (Exh II)
REVENUES					
Legislative Appropriations:					
Original Appropriations (GR)	\$ 4,991,311.00	\$	\$	\$	\$ 4,991,311.00
Additional Appropriations (GR)	1,173,098.41				1,173,098.41
Licenses, Fees & Permits (PR-C/S)	338,820.81		2,960,597.50		3,299,418.31
Sales of Goods and Services (PR-C/S)	183,477.54				183,477.54
Other Revenue	870.28				870.28
Total Revenues	<u>6,687,578.04</u>	<u>0.00</u>	<u>2,960,597.50</u>	<u>0.00</u>	<u>9,648,175.54</u>
EXPENDITURES					
Salaries and Wages	3,738,565.69				3,738,565.69
Payroll Related Costs	1,078,474.46				1,078,474.46
Professional Fees and Services	78,275.59				78,275.59
Travel	67,714.78				67,714.78
Materials and Supplies	346,091.80				346,091.80
Communication and Utilities	86,239.24				86,239.24
Repairs and Maintenance	105,537.90				105,537.90
Rentals & Leases	444,025.86				444,025.86
Printing and Reproduction	15,543.56				15,543.56
Other Expenditures	420,911.03				420,911.03
Capital Outlay	79,190.00				79,190.00
Total Expenditures/Expenses	<u>6,460,569.91</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,460,569.91</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>227,008.13</u>	<u>0.00</u>	<u>2,960,597.50</u>	<u>0.00</u>	<u>3,187,605.63</u>
OTHER FINANCING SOURCES (USES)					
Transfers In	69,124.00				69,124.00
Transfers Out	(65,227.97)		(2,960,597.50)		(3,025,825.47)
Legislative Transfers In					0.00
Legislative Transfers Out					0.00
Total Other Financing Sources and Uses	<u>3,896.03</u>	<u>0.00</u>	<u>(2,960,597.50)</u>	<u>0.00</u>	<u>(2,956,701.47)</u>
Net Change in Fund Balances/Net Assets	<u>230,904.16</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>230,904.16</u>
FUND FINANCIAL STATEMENT-FUND BALANCES					
Fund Balances, September 1, 2007	78,403.63				78,403.63
Appropriations Lapsed	(18,342.34)				(18,342.34)
Fund Balances--August 31, 2008	<u>\$ 290,965.45</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>	<u>\$ 290,965.45</u>

The Accompanying Notes to the Financial Statements are an integral part of this statement.

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Texas Real Estate Commission (329)
Exhibit I-1 - Combining Statement of Fiduciary Net Assets
Private-Purpose Trust Funds

August 31, 2008

	Real Estate Recovery Trust Account (0971) U/F (0971)	Real Estate Inspection Recovery Trust Fund (0988) U/F (0988)	Totals (Exh VI)
ASSETS			
Current Assets:			
Cash and Cash Equivalents:			
Cash on Hand	\$ 1,120.00	\$ 300.00	\$ 1,420.00
Cash in Transit/Reimb Due from Treasury	340.00	0.00	340.00
Cash in State Treasury	414,147.97	637,351.09	1,051,499.06
Receivables:			
Interest and Dividends	12,432.29	1,608.60	14,040.89
Accounts Receivable	34,920.00	0.00	34,920.00
Total Current Assets	<u>462,960.26</u>	<u>639,259.69</u>	<u>1,102,219.95</u>
Non-Current Assets:			
Investments	<u>2,183,468.75</u>	<u>0.00</u>	<u>2,183,468.75</u>
Total Non-Current Assets	<u>2,183,468.75</u>	<u>0.00</u>	<u>2,183,468.75</u>
Total Assets	<u>2,646,429.01</u>	<u>639,259.69</u>	<u>3,285,688.70</u>
LIABILITIES			
Payables from:			
Accounts			0.00
Due To Other Funds		<u>96.74</u>	<u>96.74</u>
Total Liabilities	<u>0.00</u>	<u>96.74</u>	<u>96.74</u>
NET ASSETS			
Held in trust for:			
Individuals, Organizations, and Other Governments:			
Expendable	<u>2,646,429.01</u>	<u>639,162.95</u>	<u>3,285,591.96</u>
Total Net Assets	<u>\$ 2,646,429.01</u>	<u>\$ 639,162.95</u>	<u>\$ 3,285,591.96</u>

The accompanying Notes to the Financial Statements are an integral part of this statement.

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Texas Real Estate Commission (329)
Exhibit I-2 - Combining Statement of Changes in Fiduciary Net Assets
Private Purpose Trust Funds

August 31, 2008

	Real Estate Recovery Trust Account (0971) U/F (0971)	Real Estate Inspection Recovery Trust Fund (0988) U/F (0988)	Total (Ex VII)
ADDITIONS			
Contributions:			
Settlement of Claims	\$ 5,912.87	\$	\$ 5,912.87
Total Contributions	<u>5,912.87</u>	<u>0.00</u>	<u>5,912.87</u>
Investment Income:			
From Investing Activities			
Net Appreciation (Depreciation) in Fair Value of Investments	51,237.50		51,237.50
Interest and Investment Income	94,895.34	27,081.44	121,976.78
Total Investing Income	<u>146,132.84</u>	<u>27,081.44</u>	<u>173,214.28</u>
Less Investing Activities Expense	0.00	0.00	0.00
Net Income from Investing Activities	<u>146,132.84</u>	<u>27,081.44</u>	<u>173,214.28</u>
Other Additions			
Other Revenue	323,838.53	30,176.00	354,014.53
Total Other Additions	<u>323,838.53</u>	<u>30,176.00</u>	<u>354,014.53</u>
Total Additions	<u>475,884.24</u>	<u>57,257.44</u>	<u>533,141.68</u>
DEDUCTIONS			
Travel	416.37		416.37
Communication & Utilities			0.00
Settlement of Claims	373,414.95		373,414.95
Other Expense	16.00		16.00
Transfers Out		91,155.80	91,155.80
Total Deductions	<u>373,847.32</u>	<u>91,155.80</u>	<u>465,003.12</u>
NET INCREASE (DECREASE)	<u>102,036.92</u>	<u>(33,898.36)</u>	<u>68,138.56</u>
Net Assets- Beginning of the Year	2,544,392.09	673,061.31	3,217,453.40
Restatements			
Beginning of Year, As Restated	<u>2,544,392.09</u>	<u>673,061.31</u>	<u>3,217,453.40</u>
Net Assets - End of the Year	<u>\$ 2,646,429.01</u>	<u>\$ 639,162.95</u>	<u>\$ 3,285,591.96</u>

The accompanying Notes to the Financial Statements are an integral part of this statement.

UNAUDITED

Texas Real Estate Commission (329)

Exhibit J-1 - Combining Statement of Changes in Assets and Liabilities

Agency Funds

August 31, 2008

	Beginning Balance		Additions		Deductions		Ending Balance
	September 1, 2006						August 31, 2007
<u>Appraiser Registry Fee Account (0028)</u>							
<u>U/F (0028)</u>							
ASSETS							
Current							
Cash on Hand	\$ 1,250.00	\$ 550.00	\$ 1,250.00	\$ 550.00	\$ 1,250.00	\$ 550.00	\$ 550.00
Cash in State Treasury	32,625.00	154,005.00	143,300.00	43,330.00	143,300.00	43,330.00	43,330.00
Accounts Receivable	250.00	550.00	250.00	550.00	250.00	550.00	550.00
Total Assets	\$ 34,125.00	\$ 155,105.00	\$ 144,800.00	\$ 44,430.00	\$ 144,800.00	\$ 44,430.00	\$ 44,430.00
LIABILITIES							
Current							
Funds Held for Others	\$ 34,125.00	\$ 155,105.00	\$ 144,800.00	\$ 44,430.00	\$ 144,800.00	\$ 44,430.00	\$ 44,430.00
Total Liabilities	\$ 34,125.00	\$ 155,105.00	\$ 144,800.00	\$ 44,430.00	\$ 144,800.00	\$ 44,430.00	\$ 44,430.00
 <u>Employees' Savings Bond Account (0901)</u>							
<u>U/F (0901)</u>							
ASSETS							
Current							
Cash in State Treasury	\$ 300.00	\$ 2,800.00	\$ 2,900.00	\$ 200.00	\$ 2,900.00	\$ 200.00	\$ 200.00
Total Assets	\$ 300.00	\$ 2,800.00	\$ 2,900.00	\$ 200.00	\$ 2,900.00	\$ 200.00	\$ 200.00
LIABILITIES							
Current							
Funds Held for Others	\$ 300.00	\$ 2,800.00	\$ 2,900.00	\$ 200.00	\$ 2,900.00	\$ 200.00	\$ 200.00
Total Liabilities	\$ 300.00	\$ 2,800.00	\$ 2,900.00	\$ 200.00	\$ 2,900.00	\$ 200.00	\$ 200.00
 Totals - All Agency Funds							
ASSETS							
Current							
Cash on Hand	\$ 1,250.00	\$ 550.00	\$ 1,250.00	\$ 550.00	\$ 1,250.00	\$ 550.00	\$ 550.00
Cash in State Treasury	32,925.00	156,805.00	146,200.00	43,530.00	146,200.00	43,530.00	43,530.00
Accounts Receivable	250.00	550.00	250.00	550.00	250.00	550.00	550.00
Total Assets	\$ 34,425.00	\$ 157,905.00	\$ 147,700.00	\$ 44,630.00	\$ 147,700.00	\$ 44,630.00	\$ 44,630.00
LIABILITIES							
Current							
Funds Held for Others	\$ 34,425.00	\$ 157,905.00	\$ 147,700.00	\$ 44,630.00	\$ 147,700.00	\$ 44,630.00	\$ 44,630.00
Total Liabilities	\$ 34,425.00	\$ 157,905.00	\$ 147,700.00	\$ 44,630.00	\$ 147,700.00	\$ 44,630.00	\$ 44,630.00

The accompanying Notes to the Financial Statements are an integral part of this statement.

TEXAS REAL ESTATE COMMISSION (329)

ADDENDUM I - TRANSFERS TO REAL ESTATE RESEARCH CENTER

For the Fiscal Year Ended August 31, 2008

Chapter 1101, Texas Occupations Code, the Real Estate License Act provides:

Sec. 1101.154. ADDITIONAL FEE: TEXAS REAL ESTATE RESEARCH CENTER.

(a) The fee for the issuance or renewal of a:

(1) broker license is the amount of the fee set under Sections 1101.152 and 1101.153 and an additional \$20 fee;

(2) salesperson license is the amount of the fee set under Section 1101.152 and an additional \$17.50 fee; and

(3) certificate of registration is the amount of the fee set under Section 1101.152 and an additional \$20 fee.

(b) The commission shall transmit quarterly the additional fees collected under Subsection (a) to Texas A&M University for deposit in a separate banking account that may be appropriated only to support, maintain, and carry out the purposes, objectives, and duties of the Texas Real Estate Research Center.

House Bill No. 1 (General Appropriations Act), 78th Legislature, Regular Session, Article VIII, page 69, Rider 2 states: " **Reporting Requirement.** In its annual report, the Real Estate Commission shall provide a schedule showing a breakdown of the number of broker and salesman license renewals and the amount of funds transferred to the Real Estate Research Center." The following schedules are provided in response to that requirement:

Fee Type	Number	Amount
Broker Renewals	19,331	\$ 773,240.00
Broker Applications/Late Renewals	4,547	113,740.00
Total Broker Fees (1 and 2 year renewals)	23,878	886,980.00
Salesperson Renewals	55,454	1,579,795.00
Salesperson Applications/Late Renewals	23,555	459,322.50
Total Salesperson Fees (1 and 2 year renewals)	79,009	2,039,117.50
Easement or Right-of-Way Registrations	1,725	34,500.00
Total Easement or Right-of-Way Registrations	1,725	34,500.00
Total	104,612	\$ 2,960,597.50

The commission made the following transfers to the Real Estate Research Center for fiscal year 2008:

Period	Date of Transfer	Amount of Transfer
September 1, 2007 - November 30, 2007	12/27/07	\$ 703,522.50
December 1, 2007 - February 29, 2008	03/26/08	638,512.50
March 1, 2008 - May 31, 2008	06/26/08	798,090.00
June 1, 2008 - August 31, 2008	09/17/08	820,472.50
Total		\$ 2,960,597.50

UNAUDITED

ANNUAL REPORT
OF NONFINANCIAL DATA

TEXAS REAL ESTATE COMMISSION
Austin, Texas

Year Ended August 31, 2008

TIMOTHY K. IRVINE
ADMINISTRATOR

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TEXAS REAL ESTATE COMMISSION

Mailing Address: P.O. BOX 12188 • AUSTIN, TEXAS • 78711-2188

Phone: (512) 459-6544 Fax: (512) 465-3998



December 31, 2008

Honorable Rick Perry, Governor
John O'Brien, Director, Legislative Budget Board
John Keel, CPA, State Auditor
Legislative Reference Library

Gentlemen:

We are pleased to submit the Texas Real Estate Commission's *Annual Report of Nonfinancial Data* for the year ended August 31, 2008, in compliance with the TEX. GOV'T CODE ANN, Section 54, §2101.0115 (a) and (b).

The accompanying report has not been audited and is considered to be independent of the agency's *Annual Financial Report*.

If you have any questions, please contact Karen Alexander, Staff Services Division, at 512.465.3924.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy K. Irvine".

Timothy K. Irvine
Administrator

Street Address: 1101 CAMINO LA COSTA • AUSTIN, TEXAS • 78752-3930

TEXAS REAL ESTATE COMMISSION (329)

SCHEDULE 1 - APPROPRIATION ITEM TRANSFERS*

For the Fiscal Year Ended August 31, 2008

ITEM OF APPROPRIATION

		<u>Transfers-In</u>	<u>Transfers-Out</u>	<u>Net Transfers</u>
A. Goal:	Ensure Standards			
Strategies:				
A.1.1 13001	Real Estate Licensing	\$ 115,000.00	\$ 0.00	\$ 115,000.00
	Total Goal A: Ensure Standards	<u>115,000.00</u>	<u>0.00</u>	<u>115,000.00</u>
B. Goal:	Enforce Regulations			
Strategies:				
B.1.1 13002	Real Estate Investigation	0.00	129,000.00	(129,000.00)
	Total Goal B: Enforce Regulations	<u>0.00</u>	<u>129,000.00</u>	<u>(129,000.00)</u>
C. Goal:	Provide Education			
Strategies:				
C.1.1 13004	Licensee/Consumer Education	0.00	6,000.00	(6,000.00)
	Total Goal C: Provide Education	<u>0.00</u>	<u>6,000.00</u>	<u>(6,000.00)</u>
D. Goal:	Licensing Appraisers			
Strategies:				
D.1.1 13005	Appraiser Licensing	0.00	0.00	0.00
D.2.1 13006	Appraiser Adjudication	0.00	0.00	0.00
	Total Goal D: Licensing Appraisers	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
E. Goal:	Real Estate Indirect Adm. & Supp. Costs			
Strategies:				
E.1.1 13800	Indirect Administration	20,000.00	0.00	20,000.00
	Total Goal E: Real Estate Indirect Adm. & Supp. Costs	<u>20,000.00</u>	<u>0.00</u>	<u>20,000.00</u>
NET APPROPRIATION ITEM TRANSFERS		\$ <u>135,000.00</u>	\$ <u>135,000.00</u>	\$ <u>0.00</u>

* This schedule does not include Benefit Replacement Pay Transfers or Rider Reduction Transfers.

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TEXAS REAL ESTATE COMMISSION (329)

SCHEDULE 2 - HUB STRATEGIC PLAN PROGRESS REPORT

For the Fiscal Year Ended August 31, 2008

(Source: Texas Government Code, Title 10, Subtitle D, Section 2161.124)

Goal = Strategic Plan HUB Goal Actual = % Spent with HUBs from HUB Report	TREC Actual for FY '07	TREC Actual for FY '08	State Goal for FY '09
Heavy Construction other than building contracts	N/A	N/A	11.9%
Building construction, including general contractors and operative building contracts	N/A	N/A	26.1%
Special trade construction contracts	N/A	0.0%*	57.2%
Professional services contracts	100.0%	100.0%	20.0%
Other services contracts	30.9%	39.2%	33.0%
Commodities contracts	84.9%	51.4%	12.6%

Prepared by: *Sandy Jones*

Approved: *Karen Alexander*
(Signature Approval)

Printed Name: Sandy Jones

Printed Name: Karen Alexander

Phone Number: 512-465-3922

Phone Number: 512-465-3924

* The Texas Real Estate Commission rarely has expenditures in the Special Trade category, but in FY2008 the agency had five expenditures in this category to a non-HUB vendor for remodeling of leased office space required to accommodate space requirements for new employees. The lessor requires his contractor to be used for remodeling work performed to the building. TREC exceeded the other HUB goals for FY2008.

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)

As revised 02/20/2009

SCHEDULE 3 - INDIRECT COSTS

For the Fiscal Year Ended August 31, 2008

Texas Real Estate Commission (D23 Fund 1114, Fund Type 01)

a. Payroll Related Costs

FICA Employer Matching Contribution	\$	276,869.80	
Group Health Insurance		594,408.97	
(Includes retiree insurance of \$203,622.33 pd. by ERS)			
Retirement		204,112.75	
Unemployment (50% paid from appropriated funds)		3,082.94	
Total Payroll Related Costs			\$ 1,078,474.46

Workers' Compensation (paid from appropriated funds)		6,496.23	
Benefit Replacement Pay (BRP)		28,836.43	
Total Workers' Compensation and BRP			\$ 35,332.66

b. Indirect Costs

Bond Debt Service Payments		0.00	
TBPC		0.00	
TPFA		0.00	
Other		0.00	
Total Indirect Costs			\$ 0.00

c. Indirect Costs - Statewide Full Cost Allocation Plan*

(based on FY08 Data)			
Comptroller		65,365.02	
Information Resources		763.81	
TBPC Purchasing		2,790.65	
TBPC P Card Rebate		(162.29)	
TBPC Support Services		5,413.72	
TBPC Asbestos		785.86	
TBPC Facil, Const & Space Mgt		441.88	
Budget & Planning		36.16	
Preservation Board		139.36	
State Senate		166.70	
House of Representatives		121.72	
Legislative Council		815.85	
Legislative Budget Board		140.24	
Legislative Reference Library		154.35	
Total Indirect Costs - Statewide Full Cost Allocation Plan			\$ 76,973.02

TOTAL INDIRECT COSTS **\$ 1,190,780.14**

* Allocated between TREC & TALCB on the basis of budgeted FTE's:

	FTE's	%
TREC	93	88.2%
TALCB	12.5	11.8%
	105.5	100.0%

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)

As revised 02/20/2009

Texas Appraisal Licensing & Certification Board (D23 Fund 0001, Fund Type 14)

a. Payroll Related Costs

FICA Employer Matching Contribution	\$	31,352.48	
Group Health Insurance (includes retiree-ERS) (Includes retiree insurance of \$8,652.96 pd. by ERS)		49,498.24	
Retirement		24,176.86	
Unemployment		0.00	
Total Payroll Related Costs			\$ <u>105,027.58</u>

Workers' Compensation (paid from appropriated funds)		131.27	
Benefit Replacement Pay (BRP)		0.00	
Total Workers' Compensation and BRP			\$ <u>131.27</u>

b. Indirect Costs

Bond Debt Service Payments		0.00	
TBPC		0.00	
TPFA		0.00	
Other		0.00	
Total Indirect Costs			\$ <u>0.00</u>

c. Indirect Costs - Statewide Full Cost Allocation Plan*

Comptroller		8,744.98	
Information Resources		102.19	
TBPC Purchasing		373.35	
TBPC P Card Rebate		(21.71)	
TBPC Support Services		724.28	
TBPC Asbestos		105.14	
TBPC Facil, Const & Space Mgt		59.12	
Budget & Planning		4.84	
Preservation Board		18.64	
State Senate		22.30	
House of Representatives		16.28	
Legislative Council		109.15	
Legislative Budget Board		18.76	
Legislative Reference Library		20.65	
Total Indirect Costs - Statewide Full Cost Allocation Plan			\$ <u>10,297.98</u>

TOTAL INDIRECT COSTS \$ 115,456.83

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TEXAS REAL ESTATE COMMISSION (329)

SCHEDULE 4 - PROFESSIONAL/CONSULTING FEES AND LEGAL SERVICE FEES

For the Fiscal Year Ended August 31, 2008

Expenditures by the Texas Real Estate Commission (Fund 1114, Fund Type 01) during fiscal year 2008 for professional/consulting fees and legal service fees included the following:

<u>Name</u>	<u>Type of Service Rendered</u>	<u>Amount</u>
Professional/Consulting Fees		
Garza Gonzalez & Associates	Internal Audit and RSC Audits	\$ 30,225.00
State Bar of Texas	Training	1,080.00
University of Texas at Austin	Survey of Organizational Excel	729.00
Workers' Assistance Program	Employee Assistance Program	2,077.50
Brookside Technology Partners Inc	Computer Programming Services	3,040.00
C&T Information Tech	TS Staffing	38,595.00
New Horizons Computer Learning	Word Level 1 & Excel 1	2,529.09
Total Professional/Consulting Fees		\$ <u>78,275.59</u>
Legal Service Fees		
(none)		\$ <u>0.00</u>
Total Professional/Consulting Fees and Legal Service Fees, Fund 1114, Fund Type 01		\$ <u><u>78,275.59</u></u>

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TEXAS REAL ESTATE COMMISSION (329)

Expenditures by the Texas Appraiser Licensing & Certification Board (Fund 0001, Fund Type 14) during fiscal year 2008 for professional/consulting fees and legal service fees included the following:

<u>Name</u>	<u>Type of Service Rendered</u>	<u>Amount</u>
Professional/Consulting Fees		
Paul Hornsby & Co.	Appraisal Review	\$ 162.50
Jim D Pearson	Expert Witness Testimony	1,400.00
New Horizons Computer Learning	Word Level 1 & Excel 1	80.91
Workers' Assistance Program	Employee Assistance Program	189.00
State Bar of Texas	Training	40.00
Greg Stephens	Professional Services	(200.00)
Total Professional/Consulting Fees		\$ <u>1,672.41</u>
Legal Service Fees		
(none)		\$ <u>0.00</u>
Total Professional/Consulting Fees and Legal Service Fees, Fund 0001, Fund Type 14		\$ <u><u>1,672.41</u></u>

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)

SCHEDULE 5 - SCHEDULE OF SPACE OCCUPIED

For the Fiscal Year Ended August 31, 2008

<u>Location</u>	<u>Address</u>	<u>Lessor</u>	<u>Lease No.</u>	<u>Type</u>
State-Owned Buildings:		N/A		
Free Space:				
San Antonio	Investigator's Residence			
Pflugerville	Investigator's Residence			
Sherman	Investigator's Residence			
Kingwood	Investigator's Residence			
Humble	Investigator's Residence			
Magnolia	Investigator's Residence			
Colleyville	Investigator's Residence			
Canton	Investigator's Residence			
Killeen	Investigator's Residence			
Lindsay	Investigator's Residence			
Beeville	Investigator's Residence			
Total Free Space				
Leased Space:				
Austin	Texas Real Estate Commission 1101 Camino La Costa	Camino La Costa Limited Partnership	329-10034-E7B- Austin	Office
Austin	Texas Real Estate Commission 1101 Camino La Costa	Camino La Costa Limited Partnership	329-10034-E7B- Austin	Office
Austin	Texas Appraiser Licensing & Certification Board 1101 Camino La Costa	Camino La Costa Limited Partnership	329-10034-E7B- Austin	Office
Total Leased Space				

The Texas Real Estate Commission and the Texas Appraiser Licensing & Certification Board have been co-tenants in the same office building since 1991. The lease was renewed in 2006 at the same location at 1101 Camino La Costa as a result of undergoing the competitive bid process. The lease was renegotiated at a reduced rate beginning 09/01/06 for a period of five years. On 10/01/07 the space was increased to accommodate additional FTEs granted during the 80th Legislature Session.

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)

Usable Square Feet	FTE's	Rental Per Month		Actual Annual Cost	Comments
		Cost Per Sq. Ft.	Monthly Rental		
100	1.00				
100	1.00				
100	1.00				
100	1.00				
100	1.00				
100	1.00				
100	1.00				
100	1.00				
100	1.00				
100	1.00				
100	1.00				
100	1.00				
100	1.00				
1,100	11.00				
22,832	69.00	1.370000	\$ 31,203.74	\$ 374,444.88	Lease renewed 9/1/06 and expires 8/31/11
2,984	13.00	1.170000	\$ 3,481.33	\$ 41,775.96	Space added 10/1/07 and expires 8/31/11
1,748	12.50	1.370000	\$ 2,388.93	\$ 28,667.16	Lease renewed 9/1/06 and expires 8/31/11
28,664	105.50		\$ 37,074.00	\$ 444,888.00	

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)

SCHEDULE 6 - RECYCLED, REMANUFACTURED AND ENVIRONMENTALLY SENSITIVE PURCHASES

For the Fiscal Year Ended August 31, 2008

Point of Contact:	Sandy Jones, Purchaser
Phone Number:	512/465-3922
E-Mail Address:	sandy.jones@trec.state.tx.us

E1, E2, or E3	Description	Total Expenditures		
		Non-Delegated	Delegated	Total
Total E1				
Including 1st Choice	Recycled	30,443.12	10,010.18	40,453.30
Total E2				
Including 1st Choice	Remanufactured	0.00	0.00	0.00
Total E3				
Including 1st Choice	Environmentally Sensitive	27,397.02	0.00	27,397.02
Total of E1, E2, and E3 includes Recycled 1st Choice Targeted Totals		57,840.14	10,010.18	67,850.32

FY2008 1st Choice Targeted Commodities	Expenditures 1st Choice Products (A)	Virgin Counterpart (B)	Total (A+B)	% Spent on 1st Choice Products 100*[A/(A+B)]
Motor Oils & Lubricants	0.00	0.00	0.00	0.0%
Toilet Paper, Toilet Seat Covers & Paper Towels	699.50	0.00	699.50	100.0%
Printing Paper, Copier Paper, & Computer Paper	20,169.84	0.00	20,169.84	100.0%
Business Envelopes	8,111.42	0.00	8,111.42	100.0%
Plastic Trash Bags	0.00	0.00	0.00	0.0%
Plastic Covered Binders	0.00	0.00	0.00	0.0%
Recycling Containers	0.00	0.00	0.00	0.0%
Photocopiers	27,362.02	0.00	27,362.02	100.0%
Total 1st Choice Targeted Commodities	56,342.78	0.00	56,342.78	100.0%

Summary of Total Number of Justification Letters	Total Cost	Total Quality	Total Not Available	Total Other
Motor Oils & Lubricants	0	0	0	0
Toilet Paper, Seat Covers & Paper Towels	0	0	0	0
Printing Paper, Copier Paper, & Computer Paper	0	0	0	0
Business Envelopes	0	0	0	0
Plastic Trash Bags	0	0	0	0
Plastic Covered Binders	0	0	0	0
Recycling Containers	0	0	0	0
Photocopiers	0	0	0	0
Total Number(s)	0	0	0	0

UNAUDITED

TEXAS REAL ESTATE COMMISSION (329)

SCHEDULE 7 - PROPRIETARY PURCHASES

For the Fiscal Year Ended August 31, 2008

Proprietary purchases by the Texas Real Estate Commission (Fund 1114, fund type 01) during fiscal year 2008 included the following:

<u>Product</u>	<u>Vendor</u>	<u>Justification</u>	<u>Amount</u>
Hardware & software maintenance-mainframe	Unisys Corporation	Unisys is the only vendor that can provide maintenance and support for Unisys computer hardware and software.	\$ 20,116
Total Proprietary Purchases, Texas Real Estate Commission			\$ <u><u>20,116</u></u>

