



Staff Reports for June 2002

Texas Real Estate Commission

Monthly Staff Reports

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Enforcement Division Report

Case Status

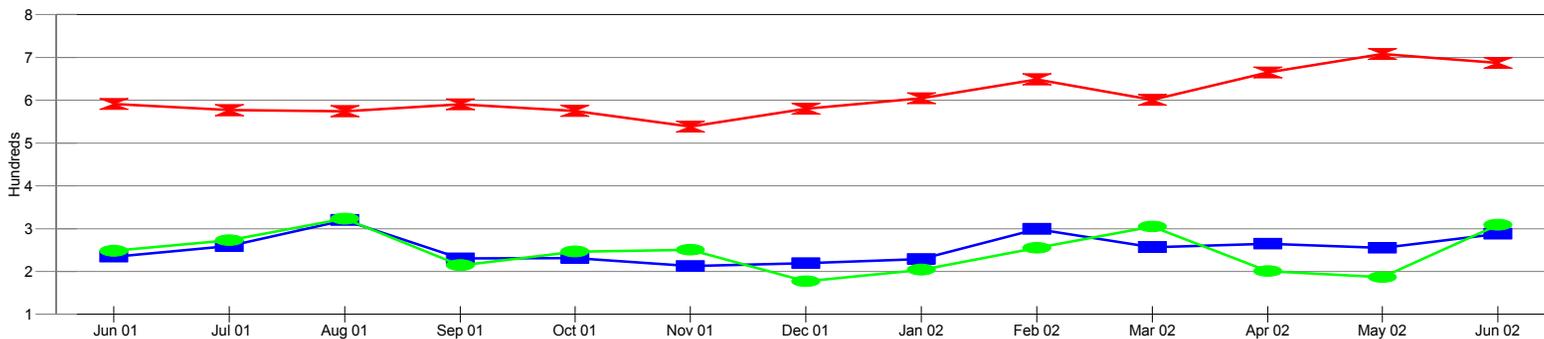
June 2002

	June 2002	YTD
Open at Beginning of the Month	708	-----
Opened During the Month	288	2,486
Closed During the Month	-309	-2,347
Adjustment *	0	-26
Open at End of Month	687	-----

* Cases not accounted for in previous monthly reports

	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02	May 02	Jun 02
Opened During Month	234	259	320	230	231	213	219	229	299	257	265	255	288
Closed During Month	248	273	323	214	246	250	177	204	255	305	201	186	309
Open at End of Month	591	577	574	590	575	538	580	605	649	601	665	708	687

Case Status 13 Month Trend



■ Opened During Month
 ● Closed During Month
 ✕ Open at End of Month

Enforcement Division

Administrative Actions

June 2002

Name and Location	Order	Basis for Order
Shepard, Ralph Gilbert (Corpus Christi); license# 371000	Revocation of salesperson license, effective June 6, 2002	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
Foster, Vicki Lynn (Dallas); license# 331952	Agreed reprimand of salesperson license, entered June 13, 2002; Agreed administrative penalty of \$200, entered June 13, 2002	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
Richardson, Christine Ann (Houston); license# 217516	Agreed 60 day suspension of broker license fully probated for 1 year, effective June 14, 2002; Agreed administrative penalty of \$1,000, entered June 14, 2002	establishing an association with an unlicensed person who engaged in real estate brokerage activities, in violation of Section 15(a)(6)(S) of The Real Estate License Act; failing to exercise oversight and supervision of a real estate company and permitting an unlicensed person to engage in real estate brokerage activities, in violation of Section 15(a)(6)(W) of The Real Estate License Act
Morton, Robert B. (Texarkana); license# 4955	Agreed 2-month suspension of apprentice inspector license, effective June 24, 2002; Agreed administrative penalty of \$500, entered June 24, 2002	acting as an apprentice inspector without the direct supervision of a real estate inspector or professional inspector, in violation of Section 23(c)(3) of The Real Estate License Act; incorrectly advertising, including in an inspection report, the name of the person's sponsoring professional inspector and indicating that the person is sponsored by that professional inspector, in violation of 22 TAC Section 535.221(b) of the Rules of the Texas Real Estate Commission
Woodward, Fred J. (Houston); license# 402889	Agreed reprimand of salesperson license, entered June 25, 2002; Agreed administrative penalty of \$200, entered June 25, 2002	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 2 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
DeYoe, Raymond Alan (Houston); license# 429470	Revocation of salesperson license, effective June 6, 2002	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
Stedman, Pamela Newman (Richardson); license# 359148	Revocation of salesperson license, effective June 6, 2002	failing to complete mandatory continuing education hours within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
McGuire, Elizabeth P. (Dallas); license# 399920	Revocation of salesperson license, effective June 17, 2002	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission

Information Services Division
Electronic Information Outlet Statistics

June 2002

	Current Month	YTD
World Wide Web		
Total Pages Viewed	1,149,922	9,912,853

	Current Month	YTD
TRECFax		
Documents Requested	719	7,307

	Current Month	YTD
Total		
Documents Accessed	1,150,641	9,920,160

TREC-L List Server		
Current Subscribers	15,194	

	Total	Online	Online Percent
Online Transactions			
Broker Renewals	1,642	222	13.52%
Salesperson Renewals	2,169	335	15.44%
Salesperson Applications	1,155	522	45.19%

Licensing and Education Division

Fiscal Year Comparison

Fiscal Year 2001 - Year to Date

	This FY 09/01-06/02	Last FY 09/00-06/01	Change Count	Percent
Applications Received				
Broker Original Applications Received	1,340	1,067	273	25.59%
Sales Original Applications Received	<u>12,189</u>	<u>8,355</u>	<u>3,834</u>	<u>45.89%</u>
Total Original Applications	13,529	9,422	4,107	43.59%
Broker Late Renewal Applications Received	933	908	25	2.75%
Sales Late Renewal Applications Received	<u>3,005</u>	<u>2,904</u>	<u>101</u>	<u>3.48%</u>
Total Late Renewal Applications Received	3,938	3,812	126	3.31%
Licenses Issued from Applications				
Broker Licenses from Original Applications	1,240	959	281	29.30%
Sales Licenses from Original Applications	<u>12,723</u>	<u>6,688</u>	<u>6,035</u>	<u>90.24%</u>
Total Licenses from Original Applications	13,963	7,647	6,316	82.59%
Broker Licenses from Late Renewal Applications	957	953	4	0.42%
Sales Licenses from Late Renewal Applications	<u>4,624</u>	<u>2,838</u>	<u>1,786</u>	<u>62.93%</u>
Total Licenses from Late Renewal Applications	5,581	3,791	1,790	47.22%

Licensing and Education Division

Licensee and Registrant Status

June 2002

Real Estate Licensees													
	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02	May 02	Jun 02
Broker Licensees													
Individual (Active)	33,431	33,372	33,342	33,299	33,253	33,202	33,177	33,240	33,291	33,296	33,289	33,260	33,285
Corporation (Active)	3,584	3,590	3,598	3,607	3,607	3,611	3,615	3,625	3,643	3,633	3,649	3,668	3,667
LLC (Active)	347	354	359	367	379	389	396	402	412	422	434	432	443
Non-resident (Active)	492	491	491	486	484	478	477	475	476	478	476	472	467
Partnership (Active)	4	4	3	2	2	2	2	2	2	2	2	2	2
Total Active Status	37,858	37,811	37,793	37,761	37,725	37,682	37,667	37,744	37,824	37,831	37,850	37,834	37,864
Inactive Status	1,887	1,881	1,880	1,878	1,877	1,882	1,859	1,867	1,871	1,871	1,855	1,849	1,835
Total Brokers	39,745	39,692	39,673	39,639	39,602	39,564	39,526	39,611	39,695	39,702	39,705	39,683	39,699
Sales Licensees													
Active Status	48,817	49,393	49,767	49,898	50,210	50,381	50,368	50,088	50,632	51,034	51,603	52,296	52,568
Inactive Status	22,732	22,625	22,551	22,606	22,818	22,882	23,284	24,243	24,166	24,199	24,131	24,074	24,155
Total Sales	71,549	72,018	72,318	72,504	73,028	73,263	73,652	74,331	74,798	75,233	75,734	76,370	76,723
Total Active	86,675	87,204	87,560	87,659	87,935	88,063	88,035	87,832	88,456	88,865	89,453	90,130	90,432
Total Inactive	24,619	24,506	24,431	24,484	24,695	24,764	25,143	26,110	26,037	26,070	25,986	25,923	25,990
Total Brokers & Sales	111,294	111,710	111,991	112,143	112,630	112,827	113,178	113,942	114,493	114,935	115,439	116,053	116,422
Inspectors													
	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02	May 02	Jun 02
Inspector Licensees													
Professional Inspectors	1,774	1,798	1,813	1,832	1,852	1,879	1,901	1,919	1,923	1,938	1,944	1,964	1,968
Real Estate Inspectors	166	171	176	170	174	177	180	175	175	175	170	169	175
Apprentice Inspectors	194	201	207	203	200	191	191	187	184	189	191	189	184
Total Inspectors	2,134	2,170	2,196	2,205	2,226	2,247	2,272	2,281	2,282	2,302	2,305	2,322	2,327
Easement & Right-of-way Registrants													
	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02	May 02	Jun 02
ERW Registrants													
Businesses	39	39	38	39	41	41	41	45	39	39	38	39	39
Individuals	912	914	914	914	920	922	896	892	858	861	878	883	868
Total Registrants	951	953	952	953	961	963	937	937	897	900	916	922	907
Total Licensees and Registrants													
	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02	May 02	Jun 02
All Licensees & Registrants	114,379	114,833	115,139	115,301	115,817	116,037	116,387	117,160	117,672	118,137	118,660	119,297	119,656

Licensing and Education Division

Examination Activity

June 2002

Monthly Results

	<u>Salesperson</u>	<u>Broker</u>	<u>R. E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	1,100	137	3	28
Examinations Failed	2,306	175	4	59
Examinations Taken	3,406	312	7	87
Applicants Examined	1,842	180	6	74
1st Time Passed	585	85	2	22
Examination Pass Rate	32.30%	43.91%	42.86%	32.18%
Applicant Pass Rate	59.72%	76.11%	50.00%	37.84%
1st Time Pass Rate	31.76%	47.22%	33.33%	29.73%

Year-to-Date Results

	<u>Salesperson</u>	<u>Broker</u>	<u>R. E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	9,730	967	28	293
Examinations Failed	18,490	1,249	72	565
Examinations Taken	28,220	2,216	100	858
Applicants Examined	11,691	1,077	50	497
1st Time Passed	4,631	502	10	152
Examination Pass Rate	34.48%	43.64%	28.00%	34.15%
Applicant Pass Rate	83.23%	89.79%	56.00%	58.95%
1st Time Pass Rate	39.61%	46.61%	20.00%	30.58%

Staff Services Division

Agency Financial Statement

June 2002

THRU 10th MONTH OF FISCAL YEAR 2002

STRATEGIES	FY 2002 APPROPRIATION *	10/12 ANNUAL APPROPRIATION	10 MONTHS EXPENDITURES A/P AND ENC.	DOLLAR VARIANCE OVER(-) OR UNDER	PERCENT VARIANCE OVER(-) OR UNDER
Licensing	\$ 1,223,180.01	\$ 1,019,316.68	\$ 967,618.00	\$ 51,698.68	5.07%
Enforcement	1,019,973.31	849,977.76	897,702.15	-47,724.39	-5.61%
Communication/Information	798,330.11	665,275.09	598,877.88	66,397.21	9.98%
Indirect Administration	1,355,522.62	1,129,602.18	1,245,224.26	-115,622.08	-10.24%
TOTAL	\$ <u>4,397,006.05</u> *	<u>3,664,171.71</u>	\$ <u>3,709,422.29</u>	\$ <u>-45,250.58</u>	-1.23% **

* Total appropriations have been increased by \$50,830 for benefit replacement pay, \$30,000 for longevity increases, and \$104,880 for the salary increase authorized by the Legislature and \$59,724.27 to pay Workers' Compensation premium to the State Office of Risk Management.

**Variance reflects annual hardware maintenance and software support due at the beginning of a new fiscal year and the legislative provision which requires the encumbrance of all contractual obligations through the end of the fiscal year.

Staff Services Division

Real Estate Recovery Fund No. 971 Investments Current Securities

June 2002

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
02/26/1996	300,000.00	313,312.50	302,718.75	-1,031.25	301,687.50	7,171.88	U.S. T-Notes, 6.375%	08/15/2002
10/21/1999	200,000.00	201,500.00	205,750.00	-312.50	205,437.50	4,687.50	U.S. T-Notes, 6.25%	02/15/2003
10/21/1999	100,000.00	98,937.50	103,812.50	187.50	104,000.00	2,156.25	U.S. T-Notes, 5.75%	08/15/2003
10/31/1996	100,000.00	97,656.25	103,812.50	187.50	104,000.00	2,156.25	U.S. T-Notes, 5.750%	08/15/2003
01/22/1997	300,000.00	291,375.00	314,343.75	1,500.00	315,843.75	6,609.38	U.S. T-Notes, 5.875%	02/15/2004
09/28/2000	100,000.00	100,312.50	105,656.25	625.00	106,281.25	2,250.00	U.S. T-Notes, 6.00%	08/05/2004
09/28/2000	300,000.00	307,406.25	323,625.00	2,343.75	325,968.75	2,437.50	U.S. T-Notes, 6.50%	05/15/2005
09/28/2001	100,000.00	107,968.75	105,937.50	875.00	106,812.50	718.75	U.S. T-Notes, 5.75%	11/15/2005
02/15/2001	300,000.00	309,000.00	317,062.50	2,812.50	319,875.00	6,328.13	U.S. T-Notes, 5.625%	02/15/2006
03/07/2002	100,000.00	96,500.00	97,031.25	1,312.50	98,343.75	437.50	U.S. T-Notes, 3.50%	11/15/2006
03/07/2002	100,000.00	107,968.75	108,250.00	1,281.25	109,531.25	2,343.75	U.S. T-Notes, 6.25%	02/15/2007
Totals	\$ 2,000,000.00	\$ 2,031,937.50	\$ 2,088,000.00	\$ 9,781.25	\$ 2,097,781.25	\$ 37,296.89		

	Current Month	Cumulative Totals
Receipts:		
Licensees' Remittances to Recovery Fund	\$ 13,090.00	\$ 4,393,421.08
Interest Realized	0.00	5,275,637.93
Repayments to Recovery Fund (Principal and Interest)	3,316.15	874,500.24
Administrative Penalties	1,400.00	191,150.00
Total Received	\$ 17,806.15	\$ 10,734,709.25

Disbursements:		
Investments Purchased (See Securities List)	\$ 0.00	\$ 2,031,937.50
Accrued Interest Purchased (See Securities List)	0.00	1,428.17
Payments from Recovery Fund	95,919.01	8,529,971.29
Rider Disbursements	9.00	9,139.18
Total Disbursed	95,928.01	10,572,476.14
Totals	\$ -78,121.86	\$ 162,233.11
	(Current Month)	

Reserved for Payments (Security)	100,000.00
Reserved for Payments Within Next 90 Days	-212,200.00
Balance	\$ 50,033.11

Investment Position: The Fund is capable of meeting all known obligations.
Investment Compliance: The Investment Policy of the Commission has been followed.

Alan R. Waters

Alan R. Waters, Investment Officer

Karen Alexander

Karen Alexander, Alternate Investment Officer

Staff Services Division

Real Estate Recovery Fund No. 971 Payments and Repayments

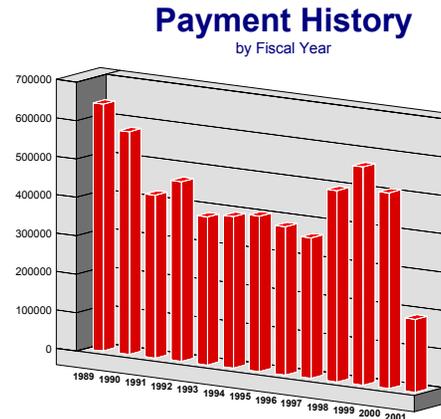
June 2002

Month-Year	Payment Total	Repayment Total	Admin. Penalties Total	Rider Disbursements	Payments FY 2002 To Date	Number of Payments
June 2001	0.00	2,203.65	2,500.00	0.00		
July 2001	76,072.99	1,704.18	400.00	0.00		
August 2001	28,307.88	2,404.18	2,050.00	32.34		
September 2001	37,408.92	1,704.18	850.00	0.00	37,408.92	1
October 2001	124,842.13	13,768.39	900.00	33.00	124,842.13	3
November 2001	53,829.44	2,204.18	2,000.00	0.00	53,829.44	2
December 2001	23,563.01	12,718.15	0.00	0.00	23,563.01	1
January 2002	11,380.39	3,976.40	-4,350.00	47.42	11,380.39	1
February 2002	50,000.00	2,230.15	900.00	10.00	50,000.00	1
March 2002	3,979.13	4,364.65	1,500.00	0.00	3,979.13	1
April 2002	44,612.05	2,148.00	1,200.00	11.00	44,612.05	2
May 2002	35,673.90	3,297.40	900.00	55.92	35,673.90	2
June 2002	95,919.01	3,316.15	1,400.00	9.00	95,919.01	3
	585,588.85	56,039.66	10,250.00	198.68	481,207.98	17

Payment History		
Fiscal Year	# of Payments	Total Payments
thru 1988	221	\$2,236,975.54
1989	47	\$642,518.64
1990	42	\$579,467.82
1991	39	\$423,560.08
1992	35	\$467,668.69
1993	33	\$384,067.85
1994	31	\$394,466.36
1995	29	\$404,449.31
1996	26	\$385,724.99
1997	20	\$365,445.94
1998	27	\$497,406.17
1999	21	\$568,326.88
2000	18	\$509,279.95
2001	11	\$189,405.09

Projected Payments *

Next 3 Months \$ 212,200.00



* Projected Payments: Payments could be made in the time periods indicated. Several time/work variables can affect the actual payment dates.

Staff Services Division

Real Estate Inspection Recovery Fund No. 988

June 2002

	Monthly Activity			Payment History		
	Beginning Balance	Current Month	Cumulative Totals	Fiscal Year	Number of Payments	Total Payments
Beginning Balance	\$ 628,392.92		\$ 628,392.92	1991	2	\$ 4,309.26
Receipts:				1992	0	0.00
Licensees' Remittances to Recovery Fund		2,900.00		1993	2	15,000.00
Interest Realized		1,497.21		1994	5	31,473.40
Repayments		0.00		1995	4	25,668.83
Administrative Penalties		500.00		1996	2	7,500.00
Total Received in Current Month		4,897.21	\$ 4,897.21	1997	1	7,500.00
Disbursements:				1998	4	30,000.00
Payments from Recovery Fund	\$ 0.00			1999	1	7,500.00
Cash Transfer to General Revenue	0.00			2000	6	45,000.00
Rider Disbursements	0.00			2001	0	0.00
Total Disbursed in Current Month		0.00	\$ 0.00	2002	2	15,000.00
Fund Balance			\$ <u>633,290.13</u>			\$ <u>188,951.49</u>

Investment Position: The Fund is capable of meeting all known obligations.

Investment Compliance: The Investment Policy of the Commission has been followed.



Alan R. Waters, Investment Officer



Karen Alexander, Alternate Investment Officer