



## Staff Reports for June 2006

# Texas Real Estate Commission

## Monthly Staff Reports

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# Licensing and Education Division

## Fiscal Year Comparison

### Fiscal Year 2006 - Year to Date

	This FY 9/05 – 06/06		Last FY 9/04 – 06/05		Change	
					Count	Percent
<b><i>Applications Received</i></b>						
Broker Original Applications Received	2068		1844		224	12.15%
Sales Original Applications Received	19706		17602		2104	11.95%
<b><i>Total Original Applications</i></b>	<b>21774</b>		<b>19446</b>		<b>2328</b>	<b>11.97%</b>
Broker Late Renewal Applications Received	777		829		-52	-6.27%
Sales Late Renewal Applications Received	5343		4371		972	22.24%
<b>Total Late Renewal Applications Received</b>	<b>6120</b>		<b>5200</b>		<b>920</b>	<b>17.69%</b>
<b><i>Licenses Issued from Applications</i></b>						
Broker Licenses from Original Applications	1894		1661		233	14.03%
Sales Licenses from Original Applications	15772		13510		2262	16.74%
<b>Total Licenses from Original Applications</b>	<b>17666</b>		<b>15171</b>		<b>2495</b>	<b>16.45%</b>
Broker Licenses from Late Renewal Applications	883		908		-25	-2.75%
Sales Licenses from Late Renewal Applications	5350		4393		957	21.78%
<b>Total Licenses from Late Renewal Applications</b>	<b>6233</b>		<b>5301</b>		<b>932</b>	<b>17.58%</b>
<b><i>Renewal Activity for Expirations</i></b>						
Broker Timely Renewals and Percentage	13595	90.13%	13266	89.62%	329	0.51%
Sales Timely (1 year) Renewals and Percentage	19250	73.34%	16795	75.81%	2455	-2.47%
Sales Timely (2 year) Renewals and Percentage	24119	82.68%	22044	82.77%	2075	-0.09%
<b>Total Timely Renewals from Broker and Sales</b>	<b>56964</b>	<b>80.79%</b>	<b>52105</b>	<b>81.94%</b>	<b>4859</b>	<b>-1.15%</b>

# Licensing and Education Division

## Licensee and Registrant Status

June 2006

### Real Estate Licensees

	Jun 05	Jul 05	Aug 05	Sep 05	Oct 05	Nov 05	Dec 05	Jan 06	Feb 06	Mar 06	Apr 06	May 06	Jun 06
<b>Broker Licensees</b>													
Individual (Active)	33,162	33,166	33,232	33,247	33,263	33,261	33,302	33,384	33,478	33,523	33,553	33,578	33,574
Corporation (Active)	3,975	4,005	4,019	4,032	4,034	4,042	4,043	4,054	4,062	4,086	4,076	4,084	4,097
LLC (Active)	1,084	1,106	1,148	1,179	1,206	1,228	1,257	1,288	1,331	1,376	1,413	1,448	1,471
Non-resident (Active)	405	406	410	413	414	409	408	403	408	413	418	419	419
Partnership (Active)	2	2	2	2	2	2	2	2	3	2	2	2	2
<b>Total Active Status</b>	<b>38,628</b>	<b>38,685</b>	<b>38,811</b>	<b>38,873</b>	<b>38,919</b>	<b>38,942</b>	<b>39,012</b>	<b>39,131</b>	<b>39,282</b>	<b>39,400</b>	<b>39,462</b>	<b>39,531</b>	<b>39,563</b>
Inactive Status	1,636	1,638	1,626	1,630	1,619	1,631	1,618	1,625	1,626	1,640	1,631	1,642	1,653
<b>Total Brokers</b>	<b>40,264</b>	<b>40,323</b>	<b>40,437</b>	<b>40,503</b>	<b>40,538</b>	<b>40,573</b>	<b>40,630</b>	<b>40,756</b>	<b>40,908</b>	<b>41,040</b>	<b>41,093</b>	<b>41,173</b>	<b>41,216</b>
<b>Sales Licensees</b>													
Active Status	68,803	69,499	70,607	71,472	72,268	72,681	72,772	73,293	74,408	75,481	76,310	77,213	77,640
Inactive Status	26,678	26,604	26,519	26,267	26,364	26,473	27,507	28,201	28,088	27,914	27,504	27,225	27,701
<b>Total Sales</b>	<b>95,481</b>	<b>96,103</b>	<b>97,126</b>	<b>97,739</b>	<b>98,632</b>	<b>99,154</b>	<b>100,279</b>	<b>101,494</b>	<b>102,496</b>	<b>103,395</b>	<b>103,814</b>	<b>104,438</b>	<b>105,341</b>
Total Active	107,431	108,184	109,418	110,345	111,185	111,623	111,784	112,424	113,690	114,881	115,772	116,744	117,203
Total Inactive	28,314	28,242	28,145	27,897	27,983	28,104	29,125	29,826	29,714	29,554	29,135	28,867	29,354
<b>Total Brokers &amp; Sales</b>	<b>135,745</b>	<b>136,426</b>	<b>137,563</b>	<b>138,242</b>	<b>139,170</b>	<b>139,727</b>	<b>140,909</b>	<b>142,250</b>	<b>143,404</b>	<b>144,435</b>	<b>144,907</b>	<b>145,611</b>	<b>146,557</b>

### Inspectors

	Jun 05	Jul 05	Aug 05	Sep 05	Oct 05	Nov 05	Dec 05	Jan 06	Feb 06	Mar 06	Apr 06	May 06	Jun 06
<b>Inspector Licensees</b>													
Professional Inspectors	3,613	3,658	3,701	3,705	3,714	3,710	3,704	3,683	3,672	3,695	3,714	3,738	3,746
Real Estate Inspectors	171	174	182	182	179	176	174	174	174	180	182	184	185
Apprentice Inspectors	163	163	154	163	162	161	161	166	163	162	159	158	153
<b>Total Inspectors</b>	<b>3,947</b>	<b>3,995</b>	<b>4,037</b>	<b>4,050</b>	<b>4,055</b>	<b>4,047</b>	<b>4,039</b>	<b>4,023</b>	<b>4,009</b>	<b>4,037</b>	<b>4,055</b>	<b>4,080</b>	<b>4,084</b>

### Easement & Right-of-way Registrants

	Jun 05	Jul 05	Aug 05	Sep 05	Oct 05	Nov 05	Dec 05	Jan 06	Feb 06	Mar 06	Apr 06	May 06	Jun 06
<b>ERW Registrants</b>													
Businesses	43	43	43	45	45	45	45	45	37	35	35	35	36
Individuals	912	925	942	960	962	978	1,004	1,037	1,043	1,094	1,128	1,150	1,161
<b>Total Registrants</b>	<b>955</b>	<b>968</b>	<b>985</b>	<b>1,005</b>	<b>1,007</b>	<b>1,023</b>	<b>1,049</b>	<b>1,082</b>	<b>1,080</b>	<b>1,129</b>	<b>1,163</b>	<b>1,185</b>	<b>1,197</b>

### Total Licensees and Registrants

	Jun 05	Jul 05	Aug 05	Sep 05	Oct 05	Nov 05	Dec 05	Jan 06	Feb 06	Mar 06	Apr 06	May 06	Jun 06
<b>All Licensees &amp; Registrants</b>	<b>140,647</b>	<b>141,389</b>	<b>142,585</b>	<b>143,297</b>	<b>144,232</b>	<b>144,797</b>	<b>145,997</b>	<b>147,355</b>	<b>148,493</b>	<b>149,601</b>	<b>150,125</b>	<b>150,876</b>	<b>151,838</b>

## Licensing and Education Division

### Examination Activity

June 2006

#### Monthly Results

	<u>Salesperson</u>	<u>Broker</u>	<u>R. E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	1,673	131	3	48
Examinations Failed	1,956	82	5	67
<b>Examinations Taken</b>	<b>3,629</b>	<b>213</b>	<b>8</b>	<b>115</b>
Applicants Examined	2,706	175	6	100
1st Time Passed	1,267	112	2	41
Examination Pass Rate	46.10%	61.50%	37.50%	41.74%
Applicant Pass Rate	61.83%	74.86%	50.00%	48.00%
1st Time Pass Rate	46.82%	64.00%	33.33%	41.00%

#### Year-to-Date Results

	<u>Salesperson</u>	<u>Broker</u>	<u>R. E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	15,951	1,267	30	334
Examinations Failed	16,833	766	35	549
<b>Examinations Taken</b>	<b>32,784</b>	<b>2,033</b>	<b>65</b>	<b>883</b>
Applicants Examined	19,050	1,378	42	521
1st Time Passed	10,796	909	24	214
Examination Pass Rate	48.65%	62.32%	46.15%	37.83%
Applicant Pass Rate	83.73%	91.94%	71.43%	64.11%
1st Time Pass Rate	56.67%	65.97%	57.14%	41.07%

# Licensing and Education Division

## Instructor Distribution

June 2006

### Approved Instructor Distribution

	Jun 05	Jul 05	Aug 05	Sep 05	Oct 05	Nov 05	Dec 05	Jan 06	Feb 06	Mar 06	Apr 06	May 06	Jun 06
MCE Electives Only	607	571	712	750	788	807	819	873	948	991	1,022	1,021	1,049
Core and MCE Electives	1,197	1,151	1,150	1,150	1,152	1,124	1,107	1,095	1,091	1,092	1,086	1,077	1,066
Core, MCE Electives and TREC MCE Legal	9	9	9	9	9	9	9	9	9	9	9	8	8
Core, MCE Electives and TREC MCE Ethics	6	6	6	6	6	6	6	7	7	7	7	7	7
Core, MCE Electives, TREC MCE Legal and Ethics	366	364	364	364	362	377	371	372	371	370	372	389	387
MCE Electives and TREC MCE Legal	1	1	1	1	1	1	1	1	1	1	1	3	3
MCE Electives and TREC MCE Ethics	4	4	4	4	4	4	4	3	3	3	3	3	3
MCE Electives, TREC MCE Legal and Ethics	100	100	100	98	98	117	117	116	116	116	114	146	145
<b>Total Approved Instructors</b>	<b>2,290</b>	<b>2,206</b>	<b>2,346</b>	<b>2,382</b>	<b>2,420</b>	<b>2,445</b>	<b>2,434</b>	<b>2,476</b>	<b>2,546</b>	<b>2,589</b>	<b>2,614</b>	<b>2,654</b>	<b>2,668</b>

# Enforcement Division Report

## Case Status

June 2006

	June 2006	YTD
Open at Beginning of the Month	1,446	-----
Opened During the Month	536	4,481
Closed During the Month	(440)	3,906
Open at End of Month	1,542	-----

	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-06	Jul-06	Aug-06	FY 06
<b>Opened During Month:</b>	393	465	458	496	385	286	499	447	516	536			4,481
<b>Administrative</b>	127	194	183	263	129	119	159	225	244	235			1,878
<b>Public Complaints</b>	120	106	96	81	90	83	100	78	111	108			973
<b>Application Investigations</b>	60	62	82	81	65	10	86	41	55	77			619
<b>Moral Character Determinations</b>	25	40	36	26	42	29	51	44	35	46			374
<b>Non-Jurisdictional Complaints</b>	61	63	61	45	59	45	103	59	71	70			637
<b>Closed During Month:</b>	312	373	306	310	426	346	532	294	567	440			3,906
<b>Administrative</b>	88	183	122	141	227	131	273	113	321	180			1,779
<b>Public Complaints</b>	101	79	78	67	69	89	114	75	111	134			917
<b>Application Investigations</b>	29	24	19	39	50	55	31	28	30	25			330
<b>Moral Character Determinations</b>	24	24	26	18	21	28	11	19	34	32			237
<b>Non-Jurisdictional Complaints</b>	70	63	61	45	59	43	103	59	71	69			643
<b>Open at End of Month</b>	997	1,089	1,241	1,427	1,386	1,326	1,293	1,446	1,395	1,491			13,091

# Enforcement Division

## Administrative Actions

June 2006

Name and Location	Order	Basis for Order
<b>Bryan, Greg Stuart(Houston); License# 3608</b>	Reprimand of professional inspector license, entered June 2, 2006	performed a real estate inspection in a negligent or incompetent manner by failing to state in the written inspection report that a significant area (parts of a lower level storage area) of the property was not accessible for visual observation, in violation of §1102.301 of the Texas Occupations Code; failed to advise his client that an area of the property would not be included in the inspection, in violation of 22 TAC § 535.227(c)(4)(A) of the Rules of the Texas Real Estate Commission; failed to state on the inspection report form the reason the area was not inspected, in violation of 22 TAC § 535.223(b) of the Rules of the Texas Real Estate Commission; reported an inspection on a form that deviated from the required TREC REI 7A-0 form, in violation of 22 TAC § 535.223(d)(4) of the Rules of the Texas Real Estate Commission
<b>Williams, Edgar Lee(Snyder); License# 5974</b>	Agreed 6 months suspension of professional inspector license fully probated for 3 years, effective June 30, 2006; Agreed administrative penalty of \$500, entered June 30, 2006	performed a real estate inspection in a negligent or incompetent manner, in violation of §1102.301 of the Texas Occupations Code; failed to report as in need of repair conditions and symptoms that indicated the possibility of water penetration within the crawl space area, including severely deteriorated wood and rusting pipes, in violation of 22 TAC § 535.228(a)(8) of the Rules of the Texas Real Estate Commission; failed to report as in need of repair deficiencies in the type and condition of accessible and visible water supply and/or wastewater pipes, including rusting, leaking, and an improper repair made with duct tape, in violation of 22 TAC § 535.229(x)(1) of the Rules of the Texas Real Estate Commission; failed to report as in need of repair a clothes dryer vent pipe that terminated in the crawl space, an improper location, in violation of 22 TAC § 535.229(v)(6) of the Rules of the Texas Real Estate Commission; reported an inspection on a form that deviated in several impermissible respects from the required TREC REI 7A-0 form, in violation of 22 TAC § 535.223(c) of the Rules of the Texas Real Estate Commission
<b>Godfrey, Billy F.(Garland); License# 79</b>	Agreed revocation of professional inspector license fully probated for 14 months, effective June 28, 2006	payment of \$4837.11 made by the Texas Real Estate Commission from the Real Estate Inspection Recovery Fund toward satisfaction of a judgment against Billy F. Godfrey, as provided by §1102.402(a) of the Texas Occupations Code
<b>Taylor, Kimberly Rose(Dallas); License# 481686</b>	Agreed reprimand of salesperson license, entered June 13, 2006; Agreed administrative penalty of \$250, entered June 13, 2006	acted negligently or incompetently in instructing her buyer client who offered cash for the option fee and earnest money to obtain checks or money orders instead, causing the earnest money to go entirely unpaid and the option fee to go unpaid until the last day of the option period, when the buyer attempted to deliver both the option fee and termination of contract, and in preparing the termination of contract and release of earnest money form directing the title company to disburse the earnest money to the buyer, despite knowing that earnest money had never been tendered, in violation of §1101.652(b)(1) of the Texas Occupations Code
<b>Meador, Justin Dale(Lewisville); License# 486882</b>	Revocation of salesperson license, effective June 7, 2006	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

# Enforcement Division

## Administrative Actions

June 2006

Name and Location	Order	Basis for Order
<b>Rajan, Thomas(Sunnyvale); License# 448055</b>	Agreed 6 months suspension of salesperson license fully probated for 18 months, effective June 9, 2006; Agreed administrative penalty of \$750, entered May 24, 2006	based on past business arrangements between Mr. Rajan and his sponsoring broker, but without his sponsoring broker's authority, Mr. Rajan accepted commission checks from escrow agents for real estate brokerage, negotiated the commission checks, and in some instances remitted a portion back to his sponsoring broker, in violation of §1(d) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.651(b) of the Texas Occupations Code], and §15(a)(6)(X) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.652(b)(33) of the Texas Occupations Code]
<b>La, Quy Huy(Houston); License# 428796</b>	Agreed reprimand of salesperson license, entered June 14, 2006	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission
<b>Carrizales-Ponce, Claudia Rocio (San Angelo); License# 397647</b>	Agreed 31-day suspension of broker license, effective June 30, 2006, beginning July 31, 2006 the license be suspended for an additional 5 months fully probated for 11 months	failing to make clear to all parties to a transaction which party the licensee was acting for and receiving compensation from more than one party without the full knowledge and consent of all parties, in violation of §15(a)(6)(D) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§§1101.652(b)(7) and (8) of the Texas Occupations Code]; accepting, receiving, or charging an undisclosed commission, in violation of §15(a)(6)(H) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.652(b)(13) of the Texas Occupations Code]; engaging in conduct in a brokerage transaction which constitutes dishonest dealings, bad faith, or untrustworthiness, in violation of §15(a)(6)(V) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.652(b)(2) of the Texas Occupations Code]; and acting negligently or incompetently in performing an act for which a person is required to hold a real estate license by completing contract forms inappropriately and other acts, in violation of §15(a)(6)(W) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.652(b)(1) of the Texas Occupations Code]; failing to obtain written consent to intermediary from the buyers and the sellers in a transaction, in violation of §§15C(h)(1) and (2) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.559(a) of the Texas Occupations Code]; and using a name in brokerage business for more than 30 days other than the name under which she was licensed without notifying the Commission in writing, in violation of 22 TAC §535.154(c), as authorized by §15B(b) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.656 of the Texas Occupations Code].
<b>Tarrazas, Ivan(San Antonio); License# 530052</b>	Agreed reprimand of salesperson license, entered June 1, 2006; Agreed administrative penalty of \$500, entered June 1, 2006	acting negligently or incompetently by failing to ensure that the buyers conducted a walk through prior to closing to confirm that the repairs had been done to their satisfaction, in violation of §1101.652(b)(1) of the Texas Occupations Code
<b>Christenson, Shelly Kay (Arlington); License# 391358</b>	Agreed reprimand of broker license, entered June 7, 2006	when Ms. Christenson was selling her own property she used her expertise to the disadvantage of the buyers by failing to attach to the Seller's Disclosure Notice certain structural reports listed on the SDN and by failing to include on the SDN a structural report she considered merely a bid for work to be done. Subsequently after closing, the buyers determined there were structural defects, a lawsuit was filed and settled wherein Ms. Christenson re-purchased the property from the buyer, in violation of 22 TAC §535.144 of the Rules of the Texas Real Estate Commission
<b>Hathorn, Larry Wayne(Walburg); License# 236758</b>	Revocation of broker license, effective June 7, 2006	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

# Enforcement Division

## Administrative Actions

June 2006

Name and Location	Order	Basis for Order
<b>Carpenter, Thomas David (Tomball); License# 329767</b>	Revocation of broker license, effective June 9, 2006	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission
<b>McBride, Jessica Lynn (Houston); License# 486669</b>	Revocation of salesperson license, effective June 9, 2006	failing to complete the mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission
<b>Stevenson, John Paul, Jr. (Austin); License# 436012</b>	Agreed reprimand of salesperson license, entered June 15, 2006; Agreed administrative penalty of \$500, entered June 15, 2006	
<b>Waller, Logan Lamar(Dallas); License# 479147</b>	Agreed administrative penalty of \$250 assessed against broker license, entered June 20, 2006	paid a commission or fees to, or divided a commission or fees with, an unlicensed person (formerly a salesperson until their license expired) for compensation for services as a real estate agent, in violation of §1101.652(b)(11) of the Texas Occupations Code and Mr. Waller established an association, by employment or otherwise, with an unlicensed person (formerly a salesperson until their license expired) who was expected or required to act as a real estate licensee, in violation of §1101.652(b)(26)
<b>Hinson, Robert Lloyd(Austin); License# 488115</b>	Revocation of salesperson license, effective June 28, 2006	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission
<b>Dunn, Patricia Lynn (Montgomery); License# 454231</b>	Agreed reprimand of salesperson license, entered June 29, 2006	failing within a reasonable time to provide information to the Commission in response to Commission's request for same in connection with an application for renewal of real estate salesperson license, in violation of 22 TAC §535.91(c) of the Rules of the Texas Real Estate Commission
<b>Garcia, Ana Maria(Laredo); License# 450581</b>	Revocation of broker license fully probated until August 31, 2011 , effective June 30, 2006	payment of \$19,596.68 was made by the Texas Real Estate Commission from the Real Estate Recovery Trust Account toward satisfaction of a judgment against Ana Maria Garcia, as provided by §1101.655(a) of the Texas Occupations Code
<b>Alvaniva, Maureen(San Antonio); License# 444602</b>	Revocation of salesperson license, effective June 29, 2006	failing within a reasonable time to provide information to the Commission in response to Commission's request for same in connection with an application for renewal of real estate salesperson license, in violation of 22 TAC 535.91(c) of the Rules of the Texas Real Estate Commission
<b>Estevez, Juan C.(San Antonio); License# 387747</b>	Revocation of broker license fully probated for 3 years, effective June 26, 2006	criminal conviction of the offense of mail fraud in violation of 18 USC 1341, in violation of §53.021(b) of the Texas Occupations Code
<b>Zapata, Andrew, Jr.(San Antonio); License# 526036</b>	Revocation of salesperson license, effective June 23, 2006	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission
<b>Estevez, Ricardo M.(San Antonio); License# 405143</b>	Revocation of broker license fully probated for 3 years, effective June 26, 2006	criminal conviction of the offense of mail fraud in violation of 18 USC 1341, in violation of §53.021(b) of the Texas Occupations Code

## Information Services Division

### Electronic Information Outlet Statistics

June 2006

World Wide Web	Current Month	YTD Total
Total Pages Viewed	2,414,487	22,696,819

TREC E-Mail Notification List	Current Total
Current Subscribers	119,880

Online Transactions	Total	Online	Online Percent	YTD Online Percent
<b>Applications</b> (Key Performance Measure: 10%)	<b>1996</b>	<b>1425</b>	<b>71.4%</b>	<b>67.6%</b>
Broker Application	136	90	66.2%	66.9%
Broker Late Renewal Application	86	33	38.4%	44.3%
Salesperson Application	1745	1295	74.2%	69.0%
Corporate Application	29	7	24.1%	35.2%
<b>Renewals</b> (Key Performance Measure 25%)	<b>7304</b>	<b>2200</b>	<b>30.1%</b>	<b>25.8%</b>
Broker Renewals	1528	549	35.9%	32.0%
Salesperson SAE Renewal	2258	296	13.1%	9.2%
Salesperson MCE Renewal	2963	1264	42.7%	37.9%
Corporate Renewals	162	31	19.1%	19.3%
Limited Liability Company Renewals	57	14	24.6%	22.6%
Professional Inspector Renewals	272	43	15.8%	15.0%
Real Estate Inspector Renewals	18	1	5.6%	17.3%
Apprentice Inspector Renewals	5	0	0.0%	19.2%
Easement ROW Business Renewals	0	0		7.7%
Easement ROW Individual Renewals	41	2	4.9%	6.6%

**Staff Services Division**  
**Agency Financial Statement**

June 2006

THRU 10TH MONTH OF FISCAL YEAR 2006

STRATEGIES	FY 06 APPROPRIATION*	10/12 ANNUAL APPROPRIATION	TEN MONTHS EXPENDITURES AND A/P**	\$ VARIANCE OVER(-) OR UNDER	% VARIANCE OVER(-) OR UNDER	ENCUMBRANCES***
<b>Licensing</b>	\$ 1,285,653.00	\$ 1,071,377.50	\$ 1,104,746.92	\$ (33,369.42)	-3.11%	\$ 20,266.47
<b>Enforcement</b>	1,333,595.00	1,111,329.17	1,090,062.85	21,266.32	1.91%	36,188.65
<b>Communication/Information</b>	581,416.35	484,513.63	486,604.87	(2,091.25)	-0.43%	1,060.18
<b>Indirect Administration</b>	1,278,351.00	1,065,292.50	1,016,821.61	48,470.89	4.55%	42,048.57
<b>TOTAL</b>	<u>\$ 4,479,015.35</u>	<u>\$ 3,732,512.79</u>	<u>\$ 3,698,236.25</u>	<u>\$ 34,276.54</u>	<u>2.92%</u>	<u>\$ 99,563.87</u>

\* Total appropriations have been increased by \$39,986.00 for benefit replacement pay and \$116,374.00 for the 4% salary increase granted by the Legislature. In the Licensing strategy, subscription fees in the amount of \$278,540.00 have been collected and remitted to the Texas Online vendor.

\*\* Some expenditures are paid at the beginning of the fiscal year, such as computer and software maintenance, worker's compensation premium, etc.

\*\*\* Legislative provision requires the encumbrance of all contractual obligations through the end of the fiscal year. This includes items such as office rent, office equipment leases, or other contractual obligations. Encumbrances are not included in the "Ten Months Expenditures and A/P" column.

**Staff Services Division**  
**Real Estate Recovery Trust Account No. 971 Investments**  
**Current Securities**  
**June 2006**

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
03/07/2002	100,000.00	96,500.00	99,281.25	62.50	99,343.75	437.50	U.S. T-Notes, 3.50%	11/15/2006
03/07/2002	100,000.00	107,968.75	100,750.00	(218.75)	100,531.25	2,343.75	U.S. T-Notes, 6.25%	02/15/2007
08/23/2002	300,000.00	300,468.75	293,625.00	(93.75)	293,531.25	3,656.25	U.S. T-Notes, 3.25%	08/15/2007
02/28/2003	180,000.00	203,231.25	181,406.25	(450.00)	180,956.25	3,712.50	U.S. T-Notes, 5.50%	02/15/2008
08/27/2004	100,000.00	100,468.75	96,312.50	(93.75)	96,218.75	1,218.75	U.S. T-Notes, 3.25%	08/15/2008
02/20/2004	300,000.00	299,718.75	284,625.00	(187.50)	284,437.50	3,375.00	U.S. T-Notes, 3.00%	02/15/2009
08/27/2003	200,000.00	218,625.00	202,687.50	(625.00)	202,062.50	458.33	U.S. T-Notes, 5.50%	05/15/2009
02/24/2006	200,000.00	192,000.00	189,750.00	(312.50)	189,437.50	2,625.00	U.S. T-Notes, 3.50%	02/15/2010
12/21/2004	200,000.00	221,250.00	205,625.00	(687.50)	204,937.50	4,312.50	U.S. T-Notes, 5.75%	08/15/2010
11/29/2005	100,000.00	99,750.00	97,000.00	(218.75)	96,781.25	885.42	U.S. T-Notes, 4.25%	10/15/2010
02/24/2006	100,000.00	102,000.00	100,000.00	(250.00)	99,750.00	1,875.00	U.S. T-Notes, 5.00%	02/15/2011
05/24/2005	300,000.00	318,421.88	299,718.75	(562.50)	299,156.25	5,625.00	U.S. T-Notes, 5.00%	08/15/2011
<b>Totals</b>	\$ <u>2,180,000.00</u>	\$ <u>2,260,403.13</u>	\$ <u>2,150,781.25</u>	\$ <u>(3,637.50)</u>	\$ <u>2,147,143.75</u>	\$ <u>30,525.00</u>		

	Current Month	Cumulative Totals
<b>Receipts:</b>		
Licenses' Remittances to Recovery Fund	\$ 20,360.00	\$ 5,304,850.08
Interest Realized	0.00	5,663,782.20
Repayments to Recovery Fund (Principal and Interest)	2,551.47	984,748.14
Administrative Penalties	4,600.00	375,150.00
<b>Total Received</b>	\$ <u>27,511.47</u>	\$ <u>12,328,530.42</u>
<b>Disbursements:</b>		
Investments Purchased (See Securities List)	\$ 0.00	\$ 2,260,403.13
Accrued Interest Purchased (See Securities List)	0.00	298.34
Payments from Recovery Fund	43,551.40	9,750,739.67
Rider Disbursements	20.00	10,294.37
<b>Total Disbursed</b>	\$ <u>43,571.40</u>	\$ <u>12,021,735.51</u>
<b>Totals</b>	\$ <u>(16,059.93)</u> (Current Month)	\$ <u>306,794.91</u>
Reserved for Investment		
Reserved for Payments Within Next 90 Days		<u>(143,368.14)</u>
<b>Balance</b>		\$ <u><u>163,426.77</u></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

## Staff Services Division

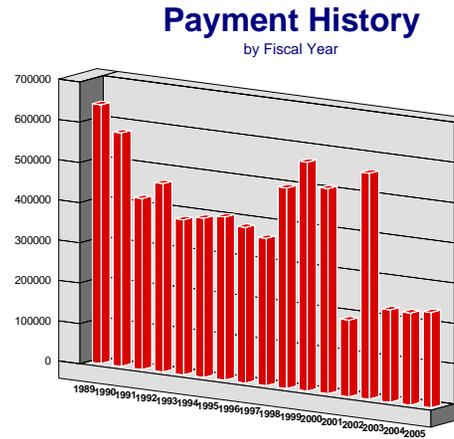
# Real Estate Recovery Trust Account No. 971 Payments and Repayments

**June 2006**

Month-Year	Payment Total	Repayment Total	Admin. Penalties Total	Rider Disbursements	Payments FY 2006 To Date	Number of Payments
<b>June 2005</b>	31,378.93	154.24	4,600.00	14.00	0.00	0
<b>July 2005</b>	55,000.00	54.99	5,100.00	14.00	0.00	0
<b>August 2005</b>	0.00	168.01	6,950.00	27.90	0.00	0
<b>September 2005</b>	9,045.49	173.43	2,050.00	0.00	9,045.49	2
<b>October 2005</b>	44,743.21	115.95	6,400.00	0.00	44,743.21	1
<b>November 2005</b>	100,000.00	110.23	2,650.00	56.13	100,000.00	2
<b>December 2005</b>	50,000.00	55.17	3,500.00	136.43	50,000.00	1
<b>January 2006</b>	34,475.35	248.50	4,550.00	41.77	34,475.35	3
<b>February 2006</b>	55,570.05	110.33	5,400.00	13.77	55,570.05	2
<b>March 2006</b>	6,601.26	55.17	8,950.00	102.80	6,601.26	2
<b>April 2006</b>	104,146.75	5,735.55	5,050.00	0.00	104,146.75	4
<b>May 2006</b>	0.00	110.33	4,150.00	81.33	0.00	0
<b>June 2006</b>	43,551.40	2,551.47	4,600.00	20.00	43,551.40	2
	<b>534,512.44</b>	<b>9,643.37</b>	<b>63,950.00</b>	<b>508.13</b>	<b>448,133.51</b>	<b>19</b>

<b>Payment History</b>		
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
2002	19	\$561,110.81
2003	11	\$228,924.68
2004	8	\$227,794.75
2005	8	\$236,012.61
<b>Total</b>	<b>646</b>	<b>\$9,302,606.16</b>

<b>Projected Payments *</b>	
Next 3 Months	143,368.14



\* 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 2006**

#### Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
<b>Beginning Balance</b>	\$ 628,574.04		<b>\$ 628,574.04</b>
<b>Receipts:</b>			
Licensees' Remittances to Recovery Fund		4,500.00	
Interest Realized		2,481.75	
Repayments		0.00	
Administrative Penalties		1,000.00	
<b>Total Received in Current Month</b>			<b>\$ 7,981.75</b>
<b>Disbursements:</b>			
Payments from Recovery Fund	\$ 0.00		
Cash Transfer to General Revenue		0.00	
Rider Disbursements		0.00	
<b>Total Disbursed in Current Month</b>			<b>\$ 0.00</b>
<b>Fund Balance</b>			<b>\$ <u>636,555.79</u></b>

#### Payment History

Fiscal Year	Number of Payments	Total Payments
1991	2	\$ 4,309.26
1992	0	0.00
1993	2	15,000.00
1994	5	31,473.40
1995	4	25,668.83
1996	2	7,500.00
1997	1	7,500.00
1998	4	30,000.00
1999	1	7,500.00
2000	6	45,000.00
2001	0	0.00
2002	2	15,000.00
2003	1	7,500.00
2004	4	32,523.96
2005	5	28,567.39
2006	3	24,837.11
		<b>\$ <span style="border: 1px solid black; padding: 2px;">282,379.95</span></b>

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