



Staff Reports for May 2015

Texas Real Estate Commission

Monthly Staff Reports

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Reception and Communications Services

Customer Service Statistics

May, 2015

RCS Incoming Calls	Monthly	FY2015	FY2014
	Total	FYTD Total	Prior FYTD Total
CO Lines	19,297	152,847	141,655
TALCB Local Line	1,180	10,060	9,695
Total	20,477	162,907	151,350

Reception Walk Ins	Monthly	FY2015	FY2014
	Total	FYTD Total	Prior FYTD Total
Licensing	176	1,527	2,172
Education	64	570	1,288
Inspector	13	108	104
Enforcement	12	138	138
TALCB Licensing	3	48	86
TALCB Enforcement	2	3	11
Total	270	2,394	3,799

RCS E-mail	Monthly	FY2015	FY2014
	Total	FYTD Total	Prior FYTD Total
Licensing	4,692	41,813	35,029
Education	1,326	9,376	7,851
Inspector	95	862	598
Enforcement	73	746	759
TALCB Licensing	304	1,881	921
TALCB Enforcement	16	67	104
Total	6,506	54,745	45,262

C1 Report

Education & Licensing Services Division

Fiscal Year Comparison

Fiscal Year 2015 - Year-to-Date

MAY

	This YTD		Last YTD		Change
	09/14 - 05/15		09/13- 05/14		Count Percent
<i>Applications Received</i>					
Broker Original Applications Received	1,552		1,472		80 5.43%
Sales Original Applications Received	14,975		13,538		1,437 10.61%
Total Original Applications	16,527		15,010		1,517 10.11%
Broker Reinstatement Applications Received	184		227		-43 -18.94%
Sales Reinstatement Applications Received	775		1,011		-236 -23.34%
Total Reinstatement Applications Received	959		1,238		-279 -22.54%
<i>Licenses Issued from Applications</i>					
Broker Licenses from Original Applications	1,515		1,465		50 3.41%
Sales Licenses from Original Applications	14,486		12,149		2,337 19.24%
Total Licenses from Original Applications	16,001		13,614		2,387 17.53%
Broker Licenses from Reinstatement Applications	187		235		-48 -20.43%
Sales Licenses from Reinstatement Applications	794		1,040		-246 -23.65%
Total Licenses from Reinstatement Applications	981		1,275		-294 -23.06%
<i>Renewal Activity</i>					
Broker Renewals and Percentage	14,781	86.88%	14,168	88.63%	613 4.33%
Salesperson Renewals and Percentage	28,895	79.97%	27,090	82.22%	1,805 6.66%
**Total Renewals from Broker and Sales	43,676	82.18%	41,258	84.31%	2,418 5.86%

Education & Licensing Services Division

Licensee and Registrant Status

MAY 2015

Real Estate Licensees

	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15
Broker Licensees													
Individual (Active)	34,596	34,543	34,469	34,407	34,325	34,295	34,222	34,164	34,126	34,126	34,085	34,045	34,002
Corporation (Active)	3,744	3,746	3,739	3,733	3,736	3,742	3,741	3,739	3,745	3,743	3,743	3,732	3,735
LLC (Active)	4,390	4,420	4,452	4,504	4,529	4,560	4,578	4,608	4,662	4,698	4,729	4,739	4,801
Non-resident (Active)	585	587	592	594	597	601	609	609	609	607	604	599	598
Partnership (Active)	72	73	76	79	81	80	82	82	84	84	85	87	88
Total Active Status	43,387	43,369	43,328	43,317	43,268	43,278	43,232	43,202	43,226	43,258	43,246	43,202	43,224
Inactive Status	1,387	1,365	1,382	1,364	1,392	1,379	1,374	1,379	1,395	1,395	1,407	1,418	1,424
Total Brokers	44,774	44,734	44,710	44,681	44,660	44,657	44,606	44,581	44,621	44,653	44,653	44,620	44,648
Sales Licensees													
Active Status	78,459	78,678	79,524	80,405	81,042	81,870	82,328	82,098	82,207	83,255	84,376	85,480	86,115
Inactive Status	24,436	25,345	25,393	25,329	25,368	25,737	25,793	26,684	27,432	27,143	27,065	26,550	26,502
Total Sales	102,895	104,023	104,917	105,734	106,410	107,607	108,121	108,782	109,639	110,398	111,441	112,030	112,617
Total Active	121,846	122,047	122,852	123,722	124,310	125,148	125,560	125,300	125,433	126,513	127,622	128,682	129,339
Total Inactive	25,823	26,710	26,775	26,693	26,760	27,116	27,167	28,063	28,827	28,538	28,472	27,968	27,926
Total Brokers & Sales	147,669	148,757	149,627	150,415	151,070	152,264	152,727	153,363	154,260	155,051	156,094	156,650	157,265

	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15
Inspector Licensees													
Professional Inspectors(active)	2,213	2,217	2,233	2,255	2,274	2,302	2,308	2,307	2,311	2,318	2,327	2,354	2,367
Real Estate Inspectors (active)	102	105	102	107	108	110	112	113	116	118	119	120	121
Apprentice Inspectors(active)	116	115	113	118	118	117	117	114	117	114	114	114	113
Professional Inspectors(inactive)	569	566	560	564	551	541	528	531	534	514	501	497	494
Real Estate Inspectors(inactive)	11	11	13	10	10	10	11	11	11	12	13	15	16
Apprentice Inspectors(inactive)	12	17	18	19	20	20	18	18	19	22	27	27	26
Total Active	2,431	2,437	2,448	2,480	2,500	2,529	2,537	2,534	2,544	2,550	2,560	2,588	2,601
Total Inactive	592	594	591	593	581	571	557	560	564	548	541	539	536
Total Inspectors	3,023	3,031	3,039	3,073	3,081	3,100	3,094	3,094	3,108	3,098	3,101	3,127	3,137

Easement & Right-of-way Registrants

	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15
ERW Registrants													
Businesses	51	50	51	51	51	52	52	53	51	53	51	47	47
Individuals	1,938	1,935	1,949	1,939	1,956	1,989	2,035	2,045	2,063	2,116	2,132	2,151	2,137
Total Registrants	1,989	1,985	2,000	1,990	2,007	2,041	2,087	2,098	2,114	2,169	2,183	2,198	2,184

Total Licensees and Registrants

	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15
All Licensees & Registrants	152,681	153,773	154,666	155,478	156,158	157,405	157,908	158,555	159,482	160,318	161,378	161,975	162,586

Education & Licensing Services Division - TREC: L3 Report

Examination Activity

MAY 2015

Monthly Results

	<u>Salesperson</u>	<u>Broker</u>	<u>R.E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	1,401	44	3	31
Examinations Failed	1,393	28	5	43
<i>Examinations Taken</i>	2,794	72	8	74
Applicants Examined	2,159	66	7	69
Passed on First Attempt	895	35	3	20
Examination Pass Rate	50.1%	61.1%	37.5%	41.9%
Applicant Pass Rate	64.9%	66.7%	42.9%	44.9%
First Attempt Pass Rate	41.5%	53.0%	42.9%	29.0%

Education & Licensing Services Division - TREC: L3a Report

Real Estate Examination Activity - YTD Comparison

MAY

Year-to-Date Comparison	2015		2014
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Real Estate

	<u>Salesperson</u>	<u>Broker</u>	<u>Salesperson</u>	<u>Broker</u>
Examinations Passed	11,432	411	9,684	376
Examinations Failed	11,817	435	8,707	336
Examinations Taken	23,249	846	18,391	712
Applicants Examined	13,560	503	11,597	452
Passed on First Attempt	7,214	265	6,698	225
Examination Pass Rate	49.2%	48.6%	52.7%	52.8%
Applicant Pass Rate	84.3%	81.7%	83.5%	83.2%
First Attempt Pass Rate	53.2%	52.7%	57.8%	49.8%

Year-to-Date Comparison	2015		2014
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Inspectors

	<u>R.E. Inspector</u>	<u>Prof. Inspector</u>	<u>R.E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	27	273	20	213
Examinations Failed	25	228	17	143
Examinations Taken	52	501	37	356
Applicants Examined	37	362	26	265
Passed on First Attempt	20	211	13	156
Examination Pass Rate	51.9%	54.5%	54.1%	59.8%
Applicant Pass Rate	73.0%	75.4%	76.0%	80.4%
First Attempt Pass Rate	54.1%	58.3%	50.0%	58.9%

Education & Licensing Services Division - L4 Report

Instructor Distribution

MAY 2015

Approved Real Estate Instructor Distribution

	May 14	June 14	July 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15
CE Electives Only - Real Estate	2,330	2,396	2,425	2,456	2,476	2,494	2,505	2,511	2,530	2,565	2,611	2,657	2,690
Qualifying and CE Electives	1,198	1,205	1,203	1,212	1,225	1,229	1,237	1,238	1,204	1,219	1,227	1,280	1,289
CE Legal Update	471	479	477	479	482	483	483	490	490	493	495	497	497
CE Ethics	470	478	476	478	481	482	482	489	489	492	494	497	497
Broker Responsibility	227	227	228	229	230	231	240	247	247	248	246	248	259

Approved Inspector Instructor Distribution

	May 14	June 14	July 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15
ICE Electives Only - Inspector									20	20	21	24	23
Qualifying and ICE Electives									76	77	81	91	94
Texas SOP/Legal/Ethics Update									23	24	27	27	27
Ride Along Course									21	22	24	24	25

Separate line items were created for inspector instructors beginning January 2015

Standards & Enforcement Services Division - TREC: E1 Report

Case Status

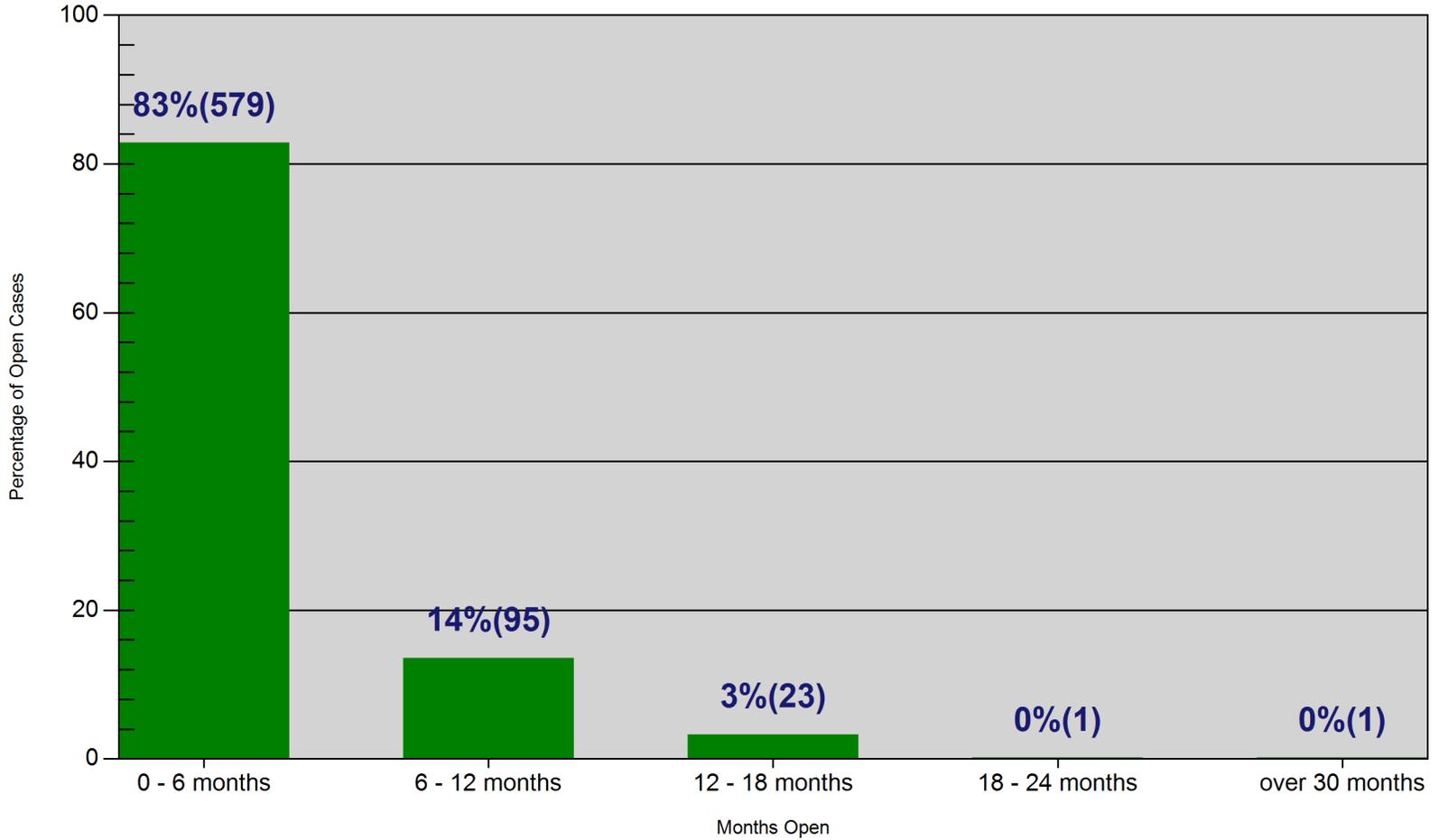
FY 2015

	14-Sep	14-Oct	14-Nov	14-Dec	15-Jan	15-Feb	15-Mar	15-Apr	15-May	15-Jun	15-Jul	15-Aug	YTD
Received During Month	206	237	184	148	183	174	209	207	211				1759
Broker/Sales	87	112	74	75	70	68	91	87	102				766
Inspector	6	8	2	0	5	9	8	9	4				51
Timeshare	4	3	4	4	2	4	2	2	4				29
Unlicensed Activity	5	8	1	5	7	5	4	2	2				39
Residential Service Company	10	3	10	1	18	5	10	8	6				71
No Jurisdiction	8	11	12	8	9	7	7	6	9				77
Application Investigation	56	57	49	29	34	25	46	45	59				400
MCD Inquiry	30	35	31	24	37	48	40	47	24				316
Other	0	0	1	2	1	3	1	1	1				10
Closed During Month	200	206	186	171	162	217	180	176	182				1680
Complaint Withdrawn	1	1	5	3	1	3	4	2	3				23
Cease & Desist Issued	0	0	1	0	0	1	0	2	0				4
Disciplinary Action	37	32	29	28	33	56	47	50	38				350
Failure to Go Forward	19	11	5	14	18	18	15	15	24				139
Insufficient Evidence	27	36	29	28	25	28	23	24	31				251
Matter Settled	12	12	8	8	7	8	11	12	7				85
No Jurisdiction	17	28	28	26	18	30	19	20	12				198
No Violation	6	1	4	3	2	4	3	1	3				27
Application Investigation	53	43	47	34	23	20	28	21	20				289
MCD Inquiries	26	40	28	23	35	48	29	27	42				298
Other	2	2	2	4	0	1	1	2	2				16
Open at Beginning of Month													670
Received During Month													211
Closed During Month													182
Open at End of Month													699
Received During Fiscal Year													1759
Closed During Fiscal Year													1680

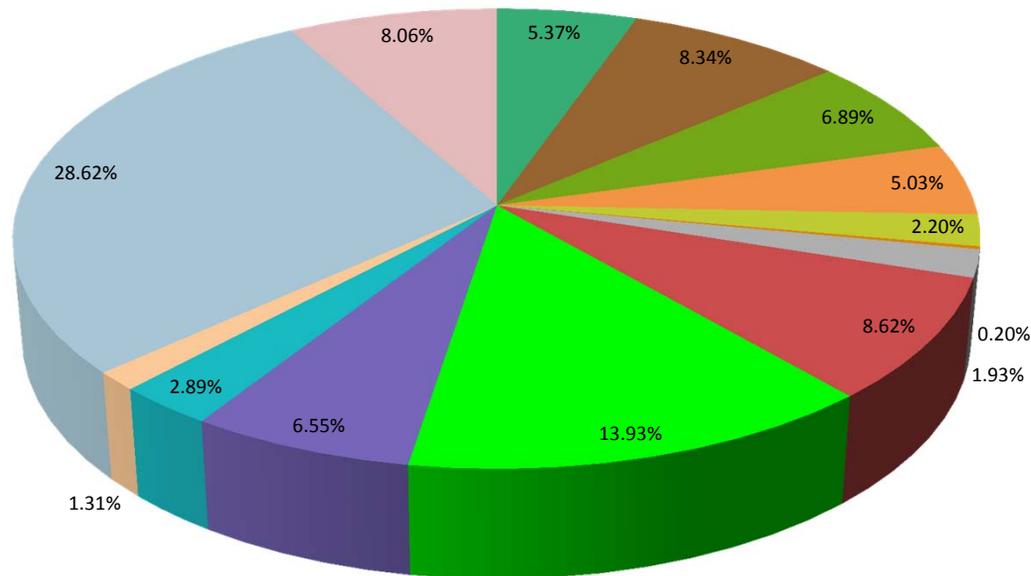
Standards & Enforcement Services Division - TREC: E2 Report

Open Case Aging Report

as of 5/31/2015



Complaint Subject Categories for May 2014 through May 2015



- Administrative - 5.37%
- Advertising - 8.34%
- Breach of Fiduciary Duty - 6.89%
- Broker Supervision - 5.03%
- Failure to Disclosure - 2.20%
- Improper contract/Seller Disclosure form usage - 0.20%
- Intermediary/IABS - 1.93%
- Leasing/Property Management - Misappropriation - 8.62%
- Leasing/Property Management - Other - 13.93%
- Licensure Issues - 6.55%
- Licensee Acting as Principal - 2.89%
- Sales Misappropriation - 1.31%
- Sales Other - 28.62%
- Unlicensed Activity - 8.06%

Complaint Subject Categories by Month

Subject Matter Categories	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	YTD
Administrative <i>Bad check, contact information, uncooperative, etc.</i>	3	5	1	5	8	6	8	1	5	5	13	12	6	5.37%
Advertising <i>Includes misleading & dba</i>	6	11	16	13	6	11	3	6	8	12	12	6	11	8.34%
Breach of Fiduciary Duty <i>Including false promise</i>	14	5	9	8	11	9	8	4	4	6	7	7	8	6.89%
Broker Supervision	0	5	9	4	8	4	0	4	2	14	8	5	10	5.03%
Failure to Disclose	0	5	6	2	0	1	2	4	4	2	5	1	0	2.20%
Improper contract/Seller Disclosure form usage	0	1	0	0	0	0	0	1	0	0	1	0	0	0.20%
Intermediary/IABS	2	2	3	0	5	1	0	3	2	1	4	2	3	1.93%
Leasing/Property Management - Misappropriation	7	8	6	37	8	10	6	1	1	13	15	8	5	8.62%
Leasing/Property Management - Other <i>Includes negligence, referral, etc.</i>	15	18	14	23	20	10	13	4	11	23	22	20	9	13.93%
Licensure Issues <i>Criminal background check, disapprovals, probationary license, etc.</i>	5	7	7	6	11	6	7	7	3	10	13	7	6	6.55%
Licensee Acting as Principal	3	2	7	3	2	2	2	3	3	6	1	3	5	2.89%
Sales Misappropriation <i>Other than Leasing/Property Management - Misappropriation</i>	1	0	1	3	2	3	0	2	1	2	1	2	1	1.31%
Sales Other <i>Includes negligence, rebate, referral, earnest money, etc. (other than Leasing/Property Management - Other)</i>	43	32	33	41	37	33	25	37	26	30	22	25	31	28.62%
Unlicensed Activity	16	8	18	4	6	5	4	7	9	15	6	14	5	8.06%
Total	115	109	130	149	124	101	78	84	79	139	130	112	100	1450

Information Technology Services Division

Electronic Information Outlet Statistics

May 2015

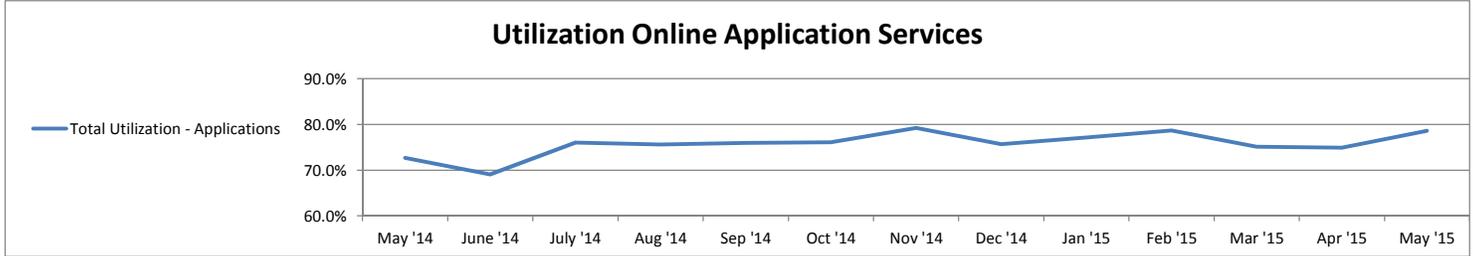
Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	3,519,367	25,054,712	24,680,167
Total Monthly Unique Visitors	153,278	1,247,171	1,056,034

Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	1571	1235	78.6%	76.8%	72.0%
Broker Application	60	35	58.3%	53.0%	47.2%
Salesperson Application	1420	1164	82.0%	79.8%	75.6%
Corporate Entity Application	91	36	39.6%	42.5%	36.5%
Renewals	6180	5976	96.7%	95.0%	94.3%
Broker Renewals	1436	1349	93.9%	93.1%	92.5%
Salesperson Renewal	4235	4142	97.8%	96.1%	95.3%
Corporate Entity Renewals	382	364	95.3%	93.4%	92.1%
Professional Inspector Renewals	44	41	93.2%	88.4%	88.7%
Real Estate Inspector Renewals	3	3	100.0%	80.0%	94.7%
Apprentice Inspector Renewals	5	5	100.0%	81.8%	100.0%
Easement ROW Business Renewals	1	1	100.0%	90.9%	100.0%
Easement ROW Individual Renewals	74	71	95.9%	91.4%	93.9%
Sponsorship Transactions	5184	4428	85.4%	85.5%	85.1%
Additions	2607	2398	92.0%	90.4%	89.7%
Removals	2577	2030	78.8%	80.5%	80.6%

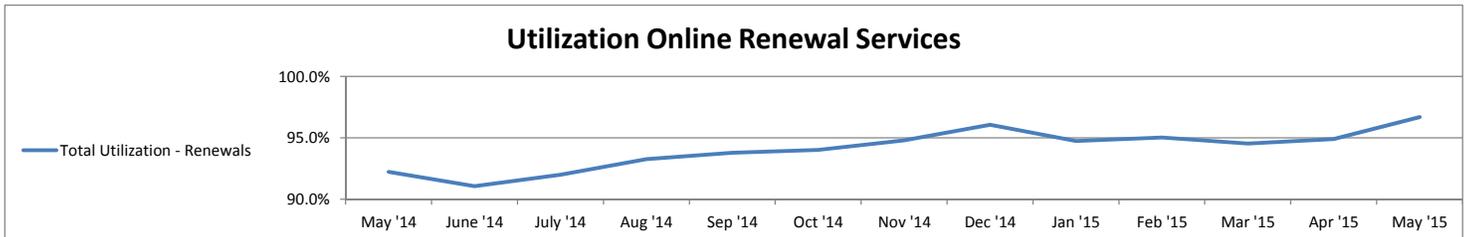
Information Technology Services Division
Electronic Information Outlet Statistics

May 2015

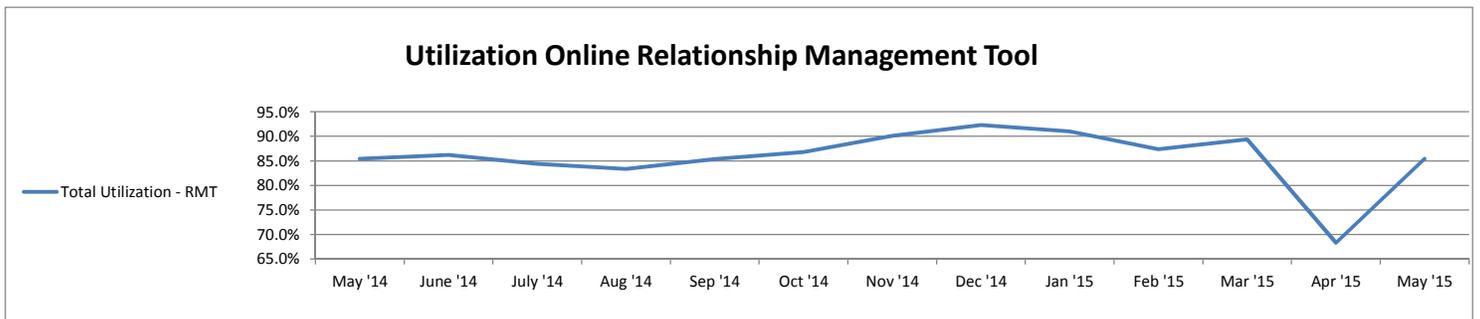
Applications	May '14	June '14	July '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Jan '15	Feb '15	Mar '15	Apr '15	May '15
Broker Application	50.0%	50.0%	39.7%	57.7%	55.7%	35.3%	56.2%	46.8%	64.1%	59.3%	48.4%	51.4%	58.3%
Salesperson Application	76.3%	71.2%	79.1%	78.1%	79.2%	79.8%	81.9%	79.0%	79.4%	81.2%	77.7%	78.4%	82.0%
Broker Organization Applications	37.9%	45.9%	35.9%	38.5%	33.8%	42.1%	47.2%	38.1%	50.0%	54.1%	40.0%	32.9%	39.6%
Total Utilization - Applications	72.7%	69.1%	76.1%	75.6%	76.0%	76.1%	79.2%	75.7%	77.2%	78.7%	75.1%	74.9%	78.6%



Renewals	May '14	June '14	July '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Jan '15	Feb '15	Mar '15	Apr '15	May '15
Broker Renewals	89.4%	90.0%	90.3%	91.7%	87.2%	91.9%	93.7%	94.8%	93.5%	93.8%	91.6%	92.3%	93.9%
Salesperson Renewal	93.4%	91.8%	93.4%	94.3%	94.7%	95.3%	95.6%	97.3%	95.9%	96.0%	95.8%	96.3%	97.8%
Broker Organization Renewal	94.2%	90.2%	82.6%	92.1%	89.5%	94.8%	95.5%	94.3%	92.9%	93.6%	93.4%	91.7%	95.3%
Professional Inspector Renewals	89.0%	86.8%	89.6%	89.9%	88.4%	82.2%	90.5%	89.7%	87.8%	87.9%	89.0%	91.3%	93.2%
Real Estate Inspector Renewals	100.0%	40.0%	75.0%	100.0%	50.0%	100.0%	100.0%	33.3%	50.0%	75.0%	100.0%	88.9%	100.0%
Apprentice Inspector Renewals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	50.0%	0.0%	0.0%	100.0%	100.0%	0.0%	100.0%
Easement ROW Business Renewals	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%	100.0%	66.7%	100.0%	100.0%	100.0%
Easement ROW Individual Renewals	96.8%	92.6%	94.7%	90.9%	95.8%	91.1%	84.8%	90.0%	87.9%	89.6%	95.4%	90.6%	95.9%
Total Utilization - Renewals	92.2%	91.1%	92.0%	93.3%	93.8%	94.0%	94.8%	96.1%	94.7%	95.0%	94.5%	94.9%	96.7%



RMT	May '14	June '14	July '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Jan '15	Feb '15	Mar '15	Apr '15	May '15
Sponsorship Invitations	91.3%	89.4%	91.0%	97.4%	91.0%	94.1%	97.3%	94.6%	92.8%	93.0%	95.1%	72.9%	92.0%
Sponsorship Removals	79.6%	83.8%	77.7%	70.7%	80.0%	79.2%	82.8%	90.4%	89.4%	80.8%	82.1%	63.0%	78.8%
Total Utilization - RMT	85.4%	86.2%	84.4%	83.4%	85.4%	86.8%	90.1%	92.3%	91.0%	87.4%	89.4%	68.3%	85.4%



Staff & Support Services Division

TREC Budget Status Report

May 2015

3/12 = 25%

Expenditure Category	Budget FY2015	Expenditures	Balance	Budget % Remaining	Comments
Salaries & Wages	\$4,694,743	3,305,583	\$1,389,160	29.6%	
Employee Benefits	\$1,390,854	959,486	431,368	31.0%	
Retiree Insurance	\$401,304	254,337	146,967	36.6%	
Other Personnel Costs	\$259,275	111,160	148,115	57.1%	
Professional Fees & Services	\$300,375	201,410	98,965	32.9%	
Consumables	\$25,000	6,321	18,679	74.7%	
Utilities	\$13,101	4,440	8,661	66.1%	
Travel	\$58,800	24,081	34,719	59.0%	
Office and Space Rent	\$176,693	159,743	16,950	9.6%	Rent paid for the year.
Equipment Rental/Leases	\$23,600	15,781	7,819	33.1%	
Registration & Membership	\$28,910	23,151	5,759	19.9%	
Maintenance & Repairs	\$127,084	110,460	16,624	13.1%	Versa annual maintenance pd for the year
Reproduction & Printing	\$2,200	88	2,112	96.0%	
Contract Services	\$54,600	42,912	11,688	21.4%	Bldg site analysis
Postage	\$18,000	9,692	8,308	46.2%	
Supplies & Equipment	\$158,475	55,920	102,555	64.7%	
Communication Services	\$44,926	28,826	16,100	35.8%	
Other Operating Expenses	\$21,658	17,964	3,694	17.1%	
Subtotal -Operations Expenditures	7,799,598	5,331,354	2,468,244	31.6%	
DPS Criminal History Background Checks	2,000	56	1,944	97.2%	
Statewide Cost Allocation Plan (SWCAP)	230,000	158,814	71,186	31.0%	
Contribution to General Revenue	720,000	540,000	180,000	25.0%	% allocated monthly but pmt not due until 8/31/15
Subtotal - Nonoperational Expenditures	952,000	698,870	253,130	26.6%	
Total Expenditures	\$8,751,598	\$6,030,224	\$2,721,374	31.1%	

Revenue	FY2015 Projected	Revenue Collected	Revenue Remaining to be Collected	Revenue % Remaining to be Collected	Comments
License Fees	\$8,777,222	7,775,563	\$1,001,659	11.4%	
Miscellaneous Revenue	\$241,645	214,626	\$27,019	11.2%	NSF Fees/Exam Admin Fees/Public Info
Total Revenue	\$9,018,867	\$7,990,189	\$1,028,678	11.4%	

Revenue Over/(Under) Expenditures & Transfers	\$267,269	\$1,959,965			
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Staff Services Division

**Texas Real Estate Commission Operating Account No. 3055 Investments
Current Securities**

May 2015

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/04/2014	750,000.00	753,637.30	751,462.50	(112.50)	751,350.00	1,730.77	U.S. T-Notes, 0.50%	06/15/2016
12/04/2014	750,000.00	751,262.01	750,412.50	0.00	750,412.50	865.38	U.S. T-Notes, 0.25%	12/15/2015
12/04/2014	560,000.00	561,861.89	560,218.40	(173.60)	560,044.80	969.23	U.S. T-Notes, 0.375%	06/15/2015
Totals	\$ 2,060,000.00	\$ 2,066,761.20	\$ 2,062,093.40	\$ (286.10)	\$ 2,061,807.30	\$ 3,565.38		

Receipts:

Treasury Note Earnings

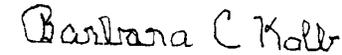
Current Month
0.00

FY2015
Cummulative Total
3,862.50

Investment Compliance: These investments have been made in compliance with the Commission's Investment Policy.



Melissa Huerta, Investment Officer



Barbara Kolb, Alternate Investment Officer

Staff Services Division
Real Estate Recovery Trust Account No. 3058 Investments
Current Securities
May 2015

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
11/18/2014	100,000.00	99,916.13	99,953.00	16.00	99,969.00	11.55	U.S. T-Notes, 0.250%	05/15/2016
05/30/2014	99,700.00	99,963.65	99,840.58	(31.91)	99,808.67	17.27	U.S. T-Notes, 0.375%	11/15/2015
05/30/2014	99,700.00	99,913.87	99,762.81	(23.93)	99,738.88	72.98	U.S. T-Notes, 0.250%	08/15/2015
11/18/2014	250,000.00	260,806.12	255,897.50	(975.00)	254,922.50	519.70	U.S. T-Notes, 4.500%	11/15/2015
05/30/2014	240,300.00	249,974.44	240,674.87	(240,674.87)	0.00	0.00	U.S. T-Notes, 4.125%	05/15/2015
Totals	\$ 789,700.00	\$ 810,574.21	\$ 796,128.76	\$ (241,689.71)	\$ 554,439.05	\$ 621.50		

	Current Month	Cumulative Totals
Receipts:		
License's Remittances to Recovery Fund	\$ 25,548.25	\$ 7,282,688.08
Interest Realized	10,935.57	6,133,288.19
Repayments to Recovery Fund (Principal and Interest)	5,858.00	1,509,021.53
Administrative Penalties	24,813.15	1,520,908.73
Total Received	\$ 67,154.97	\$ 16,445,906.53
Disbursements:		
Investments Purchased (Offset by Matured Security)	\$ (240,300.00)	630,149.22
Accrued Interest Purchased	0.00	559.07
Payments from Recovery Fund	168,175.41	14,408,413.31
Administrative Costs	102.60	18,168.49
Total Disbursed	\$ (72,021.99)	\$ 15,057,290.09
Cash Balance	139,176.96	1,388,616.44
Investment Ending APlket Value	(Current Month)	554,439.05
Total Portfolio		1,943,055.49
Reserved for Investment		0.00
Reserved for Potential Payments Within 90 Days		(764,055.00)
Balance		\$ 1,179,000.49

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



Melissa Huerta, Investment Officer



Barbara Kolb, Alternate Investment Officer

Texas Occ Code, Sec 1101.603: On a determination by the commission at any time that the balance in the trust account is less than \$1 million, each license holder at the next license renewal must pay, in addition to the renewal fee, a fee that is equal to the lesser of \$10 or a pro rata share of the amount necessary to obtain a balance in the trust account of 1.7 million.

Staff Services Division

Real Estate Recovery Trust Account No. 3058 Investments

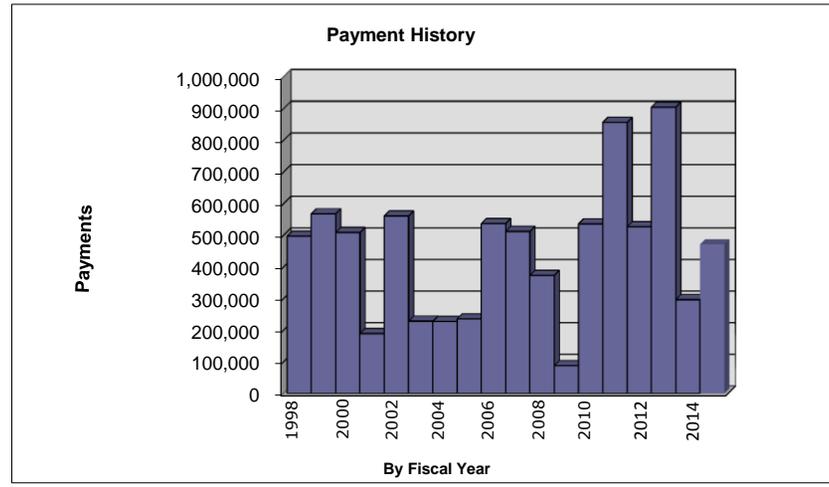
Payments and Repayments

May 2015

Month-Year	Payment Total	Repayment Total	Admin Penalties Total	Rider/Admin Disbursements	Payments FY2015-To-Date	Number of Claims FY2015
May 2014	40,000.00	7,166.50	41,425.00	0.00	0.00	0
June 2014	5,177.81	19,441.02	53,600.00	280.00	0.00	0
July 2014	2,599.64	7,174.12	23,378.71	7.40	0.00	0
August 2014	0.00	943.86	11,800.00	(15.00)	0.00	0
September 2014	15,156.07	836.50	17,475.00	78.98	15,156.07	2
October 2014	8,924.05	836.50	26,075.00	71.00	8,924.05	1
November 2014	0.00	623.50	22,574.50	0.00	0.00	0
December 2014	0.00	1,049.50	6,010.00	0.00	0.00	0
January 2015	65,597.27	3,588.68	12,175.00	83.31	65,597.27	3
February 2015	50,000.00	836.50	8,906.00	0.00	50,000.00	1
March 2015	158,504.46	676.00	27,525.00	263.24	158,504.46	4
April 2015	5,477.35	538.00	13,650.00	3.00	5,477.35	1
May 2015	168,175.41	5,858.00	24,813.15	102.60	168,175.41	2
	519,612.06	49,568.68	289,407.36	874.53	471,834.61	14

Payment History		
Fiscal Year	# of Payments	Total Payments
thru 1997	457	6,284,345.22
1998	20	497,406.17
1999	27	568,326.88
2000	21	509,279.95
2001	18	189,405.09
2002	11	561,110.81
2003	19	228,924.68
2004	11	227,794.75
2005	8	236,012.61
2006	8	537,356.93
2007	22	512,774.82
2008	14	373,414.95
2009	12	88,299.35
2010	5	536,637.13
2011	20	856,843.03
2012	21	527,323.23
2013	18	904,295.08
2014	13	297,028.02
2015	14	471,834.61
Total	739	\$14,408,413.31

**Potential Payments*
Next 3 Months (764,055.00)**



*Potential 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. 0889 (3059)

May 2015

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
03/24/14	250,000	265,011.76	253,067.50	(900.00)	252,167.50	3,111.19	U.S. T-Notes, 4.25%	08/15/2015
Totals	<u>\$ 250,000</u>	<u>\$ 265,011.76</u>	<u>\$ 253,067.50</u>	<u>\$ (900.00)</u>	<u>\$ 252,167.50</u>	<u>\$ 3,111.19</u>		

	<u>Monthly Activity</u>			<u>Payment History</u>		
	Beginning Balance	Current Month	Cumulative Totals	Fiscal Year	Number of Payments	Total Payments
Beginning Balance	\$ 359,090.15	\$	\$ 359,090.15	1991	2	\$ 4,309.26
Receipts:				1992	0	0.00
Licensees' Remittances to Recovery Fund		\$ 440.00		1993	2	15,000.00
Interest Realized (includes accruals)		12.07		1994	5	31,473.40
Treasury Note Semi-Annual Interest		0.00		1995	4	25,668.83
Repayments		0.00		1996	2	7,500.00
Administrative Penalties		0.00		1997	1	7,500.00
Investments Matured		0.00		1998	4	30,000.00
Total Received in Current Month		<u>0.00</u>	\$ 452.07	1999	1	7,500.00
Disbursements:				2000	6	45,000.00
Investments Purchased	\$ 0.00			2001	0	0.00
Payments from Recovery Fund	0.00			2002	2	15,000.00
* Cash Transfer Trust to Treasury	0.00			2003	1	7,500.00
Administrative Costs	29.12			2004	4	32,523.96
Total Disbursed in Current Month		<u>29.12</u>	\$ 29.12	2005	5	28,567.39
Total Cash			\$ 359,513.10	2006	5	49,837.11
Reserved for Payment within 90 Days			(33,000.00)	2007	1	12,500.00
Unobligated Fund Balance			\$ 326,513.10	2008	0	0.00
Investment Ending Market Value			252,167.50	2009	1	12,500.00
Balance			\$ 578,680.60	2010	2	16,205.00
				2011	2	25,000.00
				2012	1	12,500.00
				2013	0	0.00
				2014	0	0.00
				2015	0	0.00
				Total		\$ 386,084.95

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

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

* Per Occupation Code, Sec. 1102.353(d) If the balance in the fund on December 31 of a year is more than \$600,000, the commission shall transfer the amount in excess of \$600,000 to the credit of the general revenue fund.

Melissa Huerta

Melissa Huerta, Investment Officer

Barbara C Kolb

Barbara Kolb, Alternate Investment Officer