



Staff Reports for July 2015

Texas Real Estate Commission

Monthly Staff Reports

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Reception and Communications Services

Customer Service Statistics

July, 2015

RCS Incoming Calls	Monthly	FY2015	FY2014
	Total	FYTD Total	Prior FYTD Total
CO Lines	20,835	197,709	181,260
TALCB Local Line	1,448	13,056	12,573
Total	22,283	210,765	193,833

Reception Walk Ins	Monthly	FY2015	FY2014
	Total	FYTD Total	Prior FYTD Total
Licensing	203	1,924	2,708
Education	63	672	1,505
Inspector	7	122	132
Enforcement	6	153	187
TALCB Licensing	10	62	94
TALCB Enforcement	0	5	11
Total	289	2,938	4,637

RCS E-mail	Monthly	FY2015	FY2014
	Total	FYTD Total	Prior FYTD Total
Licensing	6,193	53,481	46,163
Education	1,384	12,121	9,722
Inspector	67	1,011	758
Enforcement	77	900	1,102
TALCB Licensing	211	2,386	1,269
TALCB Enforcement	15	99	124
Total	7,947	69,998	59,138

C1 Report

Education & Licensing Services Division

Fiscal Year Comparison

Fiscal Year 2015 - Year-to-Date

JULY

	This YTD 09/14 - 07/15		Last YTD 09/13- 07/14		Change Count	Percent
<i>Applications Received</i>						
Broker Original Applications Received	1,932		1,803		129	7.15%
Sales Agent Original Applications Received	18,893		17,239		1,654	9.59%
Total Original Applications	20,825		19,042		1,783	9.36%
Broker Reinstatement Applications Received	225		273		-48	-17.58%
Sales Agent Reinstatement Applications Received	972		1,239		-267	-21.55%
Total Reinstatement Applications Received	1,197		1,512		-315	-20.83%
<i>Licenses Issued from Applications</i>						
Broker Licenses from Original Applications	1,830		1,766		64	3.62%
Sales Agent Licenses from Original Applications	17,843		15,558		2,285	14.69%
Total Licenses from Original Applications	19,673		17,324		2,349	13.56%
Broker Licenses from Reinstatement Applications	223		290		-67	-23.10%
Sales Agent Licenses from Reinstatement Applications	982		1,260		-278	-22.06%
Total Licenses from Reinstatement Applications	1,205		1,550		-345	-22.26%
<i>Renewal Activity</i>						
Broker Renewals and Percentage	18,107	86.74%	17,413	88.24%	694	3.99%
Sales Agent Renewals and Percentage	36,812	79.72%	33,541	82.04%	3,271	9.75%
**Total Renewals from Broker and Sales	54,919	81.90%	50,954	84.06%	3,965	7.78%

Education & Licensing Services Division

Licensee and Registrant Status

JULY 2015

Real Estate Licensees

	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15
Broker Licensees													
Individual (Active)	34,469	34,407	34,325	34,295	34,222	34,164	34,126	34,126	34,085	34,045	34,002	33,934	33,830
Corporation (Active)	3,739	3,733	3,736	3,742	3,741	3,739	3,745	3,743	3,743	3,732	3,735	3,728	3,730
LLC (Active)	4,452	4,504	4,529	4,560	4,578	4,608	4,662	4,698	4,729	4,739	4,801	4,837	4,888
Non-resident (Active)	592	594	597	601	609	609	609	607	604	599	598	593	595
Partnership (Active)	76	79	81	80	82	82	84	84	85	87	88	87	88
Total Active Status	43,328	43,317	43,268	43,278	43,232	43,202	43,226	43,258	43,246	43,202	43,224	43,179	43,131
Inactive Status	1,382	1,364	1,392	1,379	1,374	1,379	1,395	1,395	1,407	1,418	1,424	1,434	1,432
Total Brokers	44,710	44,681	44,660	44,657	44,606	44,581	44,621	44,653	44,653	44,620	44,648	44,613	44,563
Sales Licensees													
Active Status	79,524	80,405	81,042	81,870	82,328	82,098	82,207	83,255	84,376	85,480	86,115	86,178	86,926
Inactive Status	25,393	25,329	25,368	25,737	25,793	26,684	27,432	27,143	27,065	26,550	26,502	27,243	26,841
Total Sales	104,917	105,734	106,410	107,607	108,121	108,782	109,639	110,398	111,441	112,030	112,617	113,421	113,767
Total Active	122,852	123,722	124,310	125,148	125,560	125,300	125,433	126,513	127,622	128,682	129,339	129,357	130,057
Total Inactive	26,775	26,693	26,760	27,116	27,167	28,063	28,827	28,538	28,472	27,968	27,926	28,677	28,273
Total Brokers & Sales	149,627	150,415	151,070	152,264	152,727	153,363	154,260	155,051	156,094	156,650	157,265	158,034	158,330

	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15
Inspector Licensees													
Professional Inspectors(active)	2,233	2,255	2,274	2,302	2,308	2,307	2,311	2,318	2,327	2,354	2,367	2,379	2,419
Real Estate Inspectors (active)	102	107	108	110	112	113	116	118	119	120	121	123	124
Apprentice Inspectors(active)	113	118	118	117	117	114	117	114	114	114	113	124	125
Professional Inspectors(inactive)	560	564	551	541	528	531	534	514	501	497	494	496	487
Real Estate Inspectors(inactive)	13	10	10	10	11	11	11	12	13	15	16	16	15
Apprentice Inspectors(inactive)	18	19	20	20	18	18	19	22	27	27	26	25	24
Total Active	2,448	2,480	2,500	2,529	2,537	2,534	2,544	2,550	2,560	2,588	2,601	2,626	2,668
Total Inactive	591	593	581	571	557	560	564	548	541	539	536	537	526
Total Inspectors	3,039	3,073	3,081	3,100	3,094	3,094	3,108	3,098	3,101	3,127	3,137	3,163	3,194

Easement & Right-of-way Registrants

	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15
ERW Registrants													
Businesses	51	51	51	52	52	53	51	53	51	47	47	44	44
Individuals	1,949	1,939	1,956	1,989	2,035	2,045	2,063	2,116	2,132	2,151	2,137	2,149	2,125
Total Registrants	2,000	1,990	2,007	2,041	2,087	2,098	2,114	2,169	2,183	2,198	2,184	2,193	2,169

Total Licensees and Registrants

	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15
All Licensees & Registrants	154,666	155,478	156,158	157,405	157,908	158,555	159,482	160,318	161,378	161,975	162,586	163,390	163,693

Education & Licensing Services Division - TREC: L3 Report

Examination Activity

JULY 2015

Monthly Results

	<u>Sales Agent</u>	<u>Broker</u>	<u>R.E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	1,360	24	3	35
Examinations Failed	1,421	35	9	34
<i>Examinations Taken</i>	2,781	59	12	69
Applicants Examined	2,099	48	9	58
Passed on First Attempt	818	15	3	23
Examination Pass Rate	48.9%	40.7%	25.0%	50.7%
Applicant Pass Rate	64.8%	50.0%	33.3%	60.3%
First Attempt Pass Rate	39.0%	31.3%	33.3%	39.7%

Education & Licensing Services Division - TREC: L3a Report

Real Estate Examination Activity - YTD Comparison

JULY

Year-to-Date Comparison	2015		2014	
<u>Real Estate</u>				
	<u>Sales Agent</u>	<u>Broker</u>	<u>Sales Agent</u>	<u>Broker</u>
Examinations Passed	14,211	479	12,470	469
Examinations Failed	14,797	522	11,747	468
Examinations Taken	29,008	1,001	24,217	937
Applicants Examined	16,613	586	14,764	568
Passed on First Attempt	8,864	309	8,431	271
Examination Pass Rate	49.0%	47.9%	51.5%	50.1%
Applicant Pass Rate	85.5%	81.7%	84.5%	82.6%
First Attempt Pass Rate	53.4%	52.7%	57.1%	47.7%

Year-to-Date Comparison	2015		2014	
<u>Inspectors</u>				
	<u>R.E. Inspector</u>	<u>Prof. Inspector</u>	<u>R.E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	32	352	26	283
Examinations Failed	40	293	20	191
Examinations Taken	72	645	46	474
Applicants Examined	49	451	34	347
Passed on First Attempt	24	260	18	207
Examination Pass Rate	44.4%	54.6%	56.5%	59.7%
Applicant Pass Rate	65.3%	78.0%	76.5%	81.6%
First Attempt Pass Rate	49.0%	57.6%	52.9%	59.7%

Education & Licensing Services Division - L4 Report

Instructor Distribution

JULY 2015

Approved Real Estate Instructor Distribution

	July 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	June 15	July 15
CE Electives Only - Real Estate	2,425	2,456	2,476	2,494	2,505	2,511	2,530	2,565	2,611	2,657	2,690	2,726	2,747
Qualifying and CE Electives	1,203	1,212	1,225	1,229	1,237	1,238	1,204	1,219	1,227	1,280	1,289	1,300	1,304
CE Legal Update	477	479	482	483	483	490	490	493	495	497	497	498	498
CE Ethics	476	478	481	482	482	489	489	492	494	497	497	498	498
Broker Responsibility	228	229	230	231	240	247	247	248	246	248	259	260	260

Approved Inspector Instructor Distribution

	July 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	June 15	July 15
ICE Electives Only - Inspector							20	20	21	24	23	23	23
Qualifying and ICE Electives							76	77	81	91	94	96	96
Texas SOP/Legal/Ethics Update							23	24	27	27	27	29	31
Ride Along Course							21	22	24	24	25	28	31

Separate line items were created for inspector instructors beginning January 2015

Standards & Enforcement Services Division - TREC: E1 Report

Case Status

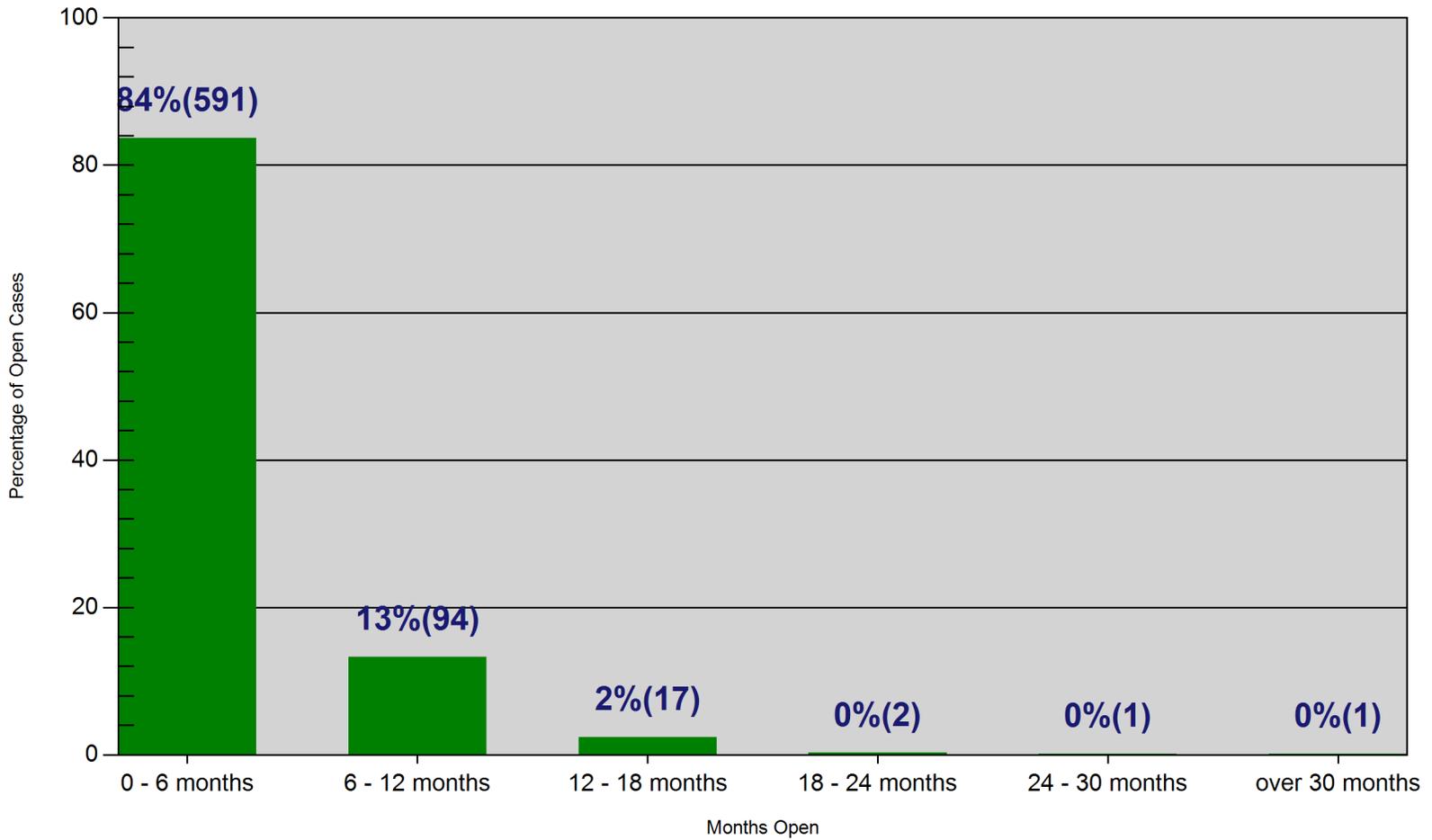
FY 2015

	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	149	183	173	208	204	212	210	229		2195
Broker/Sales	87	112	74	76	70	68	90	86	103	93	114		973
Inspector	6	8	2	0	5	9	8	9	4	7	5		63
Timeshare	4	3	4	4	2	4	2	2	4	0	0		29
Unlicensed Activity	5	8	1	5	7	4	4	1	2	1	3		41
Residential Service Company	10	3	10	1	18	5	10	8	6	5	14		90
No Jurisdiction	8	11	12	8	9	7	7	6	9	10	4		91
Application Investigation	56	57	49	29	34	25	46	44	59	39	42		480
MCD Inquiry	30	35	31	24	37	48	40	47	24	54	46		416
Other	0	0	1	2	1	3	1	1	1	1	1		12
Closed During Month	200	206	187	171	161	216	180	175	181	220	212		2109
Complaint Withdrawn	1	1	5	3	1	3	4	2	3	3	6		32
Cease & Desist Issued	0	0	1	0	0	0	0	2	0	3	3		9
Disciplinary Action	37	32	29	28	33	56	47	50	38	39	41		430
Failure to Go Forward	19	11	6	14	17	18	15	14	24	38	27		203
Insufficient Evidence	27	36	29	28	25	28	23	24	31	24	31		306
Matter Settled	12	12	8	8	7	8	11	12	7	12	10		107
No Jurisdiction	17	28	28	26	18	30	19	20	12	27	20		245
No Violation	6	1	4	3	2	4	3	1	3	7	3		37
Application Investigation	53	43	47	34	23	20	28	21	20	22	27		338
MCD Inquiries	26	40	28	23	35	48	29	27	41	43	43		383
Other	2	2	2	4	0	1	1	2	2	2	1		19
Open at Beginning of Month													689
Received During Month													229
Closed During Month													212
Open at End of Month													706
Received During Fiscal Year													2195
Closed During Fiscal Year													2109

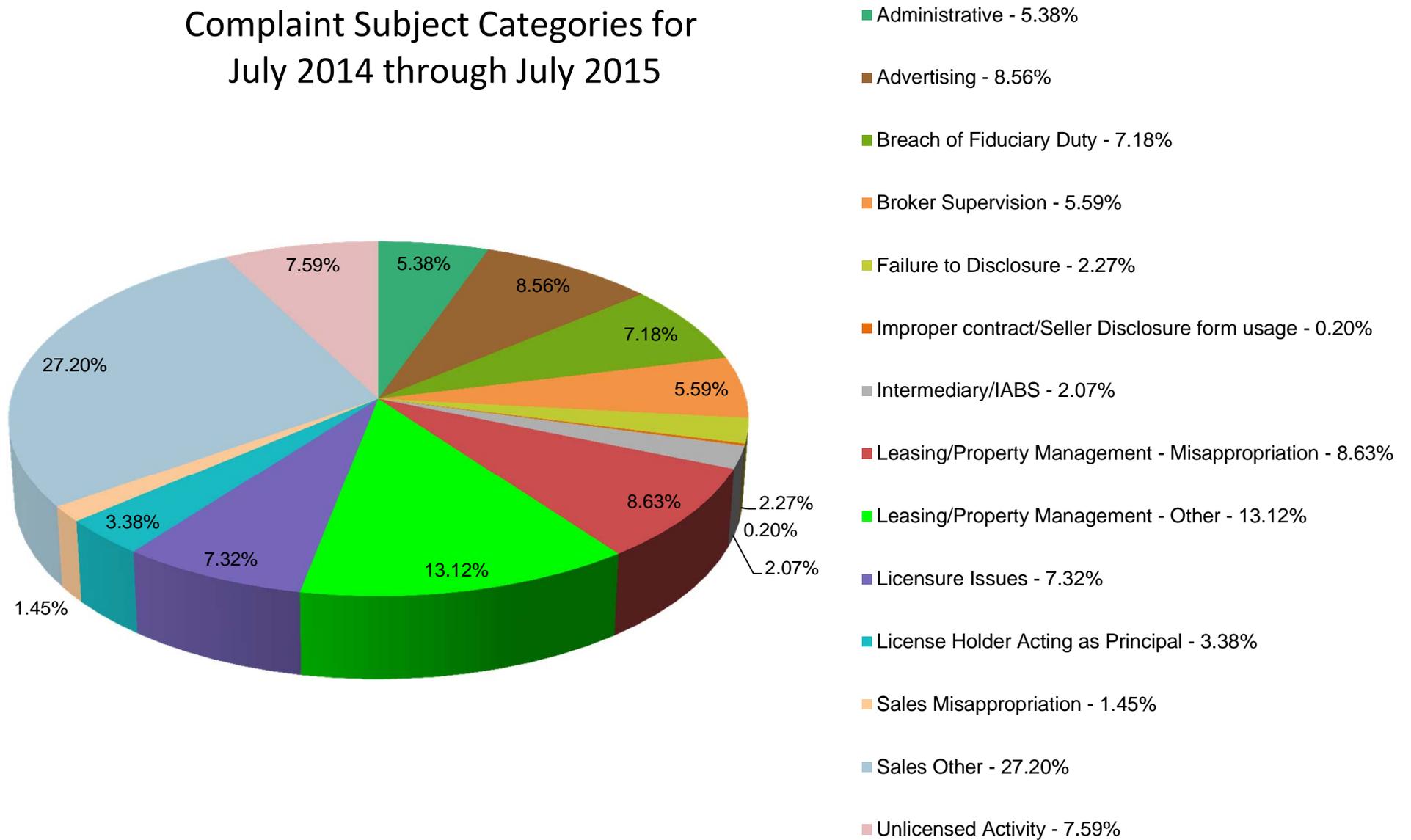
Standards & Enforcement Services Division - TREC: E2 Report

Open Case Aging Report

as of 7/31/2015



Complaint Subject Categories for July 2014 through July 2015



Complaint Subject Categories by Month

Subject Matter Categories	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	YTD
Administrative <i>Bad check, contact information, uncooperative, etc.</i>	1	5	8	6	8	1	5	5	13	12	6	4	4	5.38%
Advertising <i>Includes misleading & dba</i>	16	13	6	11	3	6	8	12	12	6	11	11	9	8.56%
Breach of Fiduciary Duty <i>Including false promise</i>	9	8	11	9	8	4	4	6	7	7	8	10	13	7.18%
Broker Supervision	9	4	8	4	0	4	2	14	8	5	10	6	7	5.59%
Failure to Disclose	6	2	0	1	2	4	4	2	5	1	0	2	4	2.27%
Improper contract/Seller Disclosure form usage	0	0	0	0	0	1	0	0	1	0	0	1	0	0.20%
Intermediary/IABS	3	0	5	1	0	3	2	1	4	2	3	1	5	2.07%
Leasing/Property Management - Misappropriation	6	37	8	10	6	1	1	13	15	8	5	11	4	8.63%
Leasing/Property Management - Other <i>Includes negligence, referral, etc.</i>	14	23	20	10	13	4	11	23	22	20	9	12	9	13.12%
Licensure Issues <i>Criminal background check, disapprovals, probationary license, etc.</i>	7	6	11	6	7	7	3	10	13	7	6	7	16	7.32%
License Holder Acting as Principal	7	3	2	2	2	3	3	6	1	3	5	9	3	3.38%
Sales Misappropriation <i>Other than Leasing/Property Management - Misappropriation</i>	1	3	2	3	0	2	1	2	1	2	1	2	1	1.45%
Sales Other <i>Includes negligence, rebate, referral, earnest money, etc. (other than Leasing/Property Management - Other)</i>	33	41	37	33	25	37	26	30	22	25	31	29	25	27.20%
Unlicensed Activity	18	4	6	5	4	7	9	15	6	14	5	6	11	7.59%
Total	130	149	124	101	78	84	79	139	130	112	100	111	111	1448

Information Technology Services Division

Electronic Information Outlet Statistics

July 2015

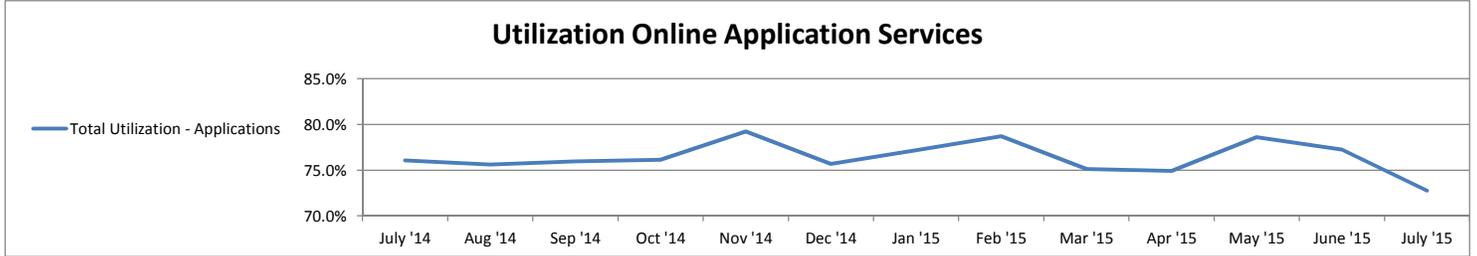
Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	3,873,583	32,974,739	30,502,917
Total Monthly Unique Visitors	164,126	1,574,924	1,311,556

Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	1256	914	72.8%	76.5%	72.8%
Broker Application	40	20	50.0%	93.2%	94.8%
Salesperson Application	1131	864	76.4%	79.6%	76.3%
Corporate Entity Application	85	30	35.3%	39.9%	36.7%
Renewals	6151	5888	95.7%	95.2%	93.7%
Broker Renewals	1339	1244	92.9%	93.2%	92.1%
Salesperson Renewal	4371	4226	96.7%	96.3%	94.8%
Corporate Entity Renewals	315	303	96.2%	93.6%	91.3%
Professional Inspector Renewals	66	58	87.9%	88.8%	88.5%
Real Estate Inspector Renewals	4	3	75.0%	78.0%	82.1%
Apprentice Inspector Renewals	1	1	100.0%	86.2%	100.0%
Easement ROW Business Renewals	1	1	100.0%	85.7%	100.0%
Easement ROW Individual Renewals	54	52	96.3%	92.1%	93.8%
Sponsorship Transactions	5122	4616	90.1%	86.5%	85.1%
Additions	2652	2548	96.1%	91.4%	89.8%
Removals	2470	2068	83.7%	81.6%	80.7%

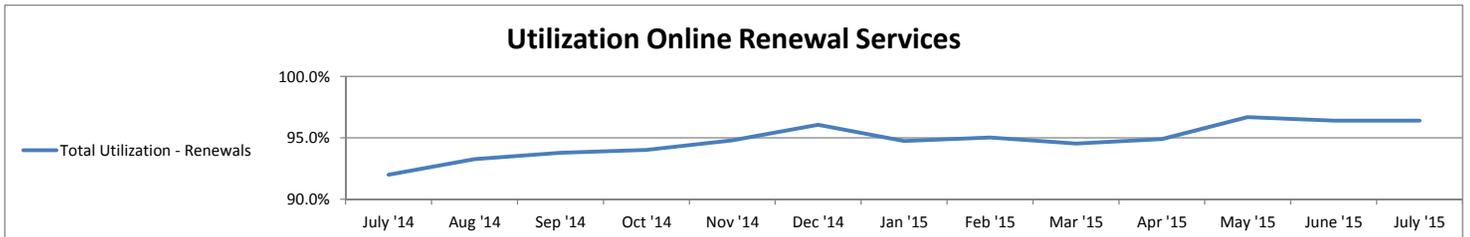
Information Technology Services Division
Electronic Information Outlet Statistics

July 2015

Applications	July '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Jan '15	Feb '15	Mar '15	Apr '15	May '15	June '15	July '15
Broker Application	39.7%	57.7%	55.7%	35.3%	56.2%	46.8%	64.1%	59.3%	48.4%	51.4%	58.3%	61.5%	50.0%
Salesperson Application	79.1%	78.1%	79.2%	79.8%	81.9%	79.0%	79.4%	81.2%	77.7%	78.4%	82.0%	80.6%	76.4%
Broker Organization Applications	35.9%	38.5%	33.8%	42.1%	47.2%	38.1%	50.0%	54.1%	40.0%	32.9%	39.6%	22.9%	35.3%
Total Utilization - Applications	76.1%	75.6%	76.0%	76.1%	79.2%	75.7%	77.2%	78.7%	75.1%	74.9%	78.6%	77.2%	72.8%



Renewals	July '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Jan '15	Feb '15	Mar '15	Apr '15	May '15	June '15	July '15
Broker Renewals	90.3%	91.7%	87.2%	91.9%	93.7%	94.8%	93.5%	93.8%	91.6%	92.3%	93.9%	94.0%	92.9%
Salesperson Renewal	93.4%	94.3%	94.7%	95.3%	95.6%	97.3%	95.9%	96.0%	95.8%	96.3%	97.8%	97.7%	96.7%
Broker Organization Renewal	82.6%	92.1%	89.5%	94.8%	95.5%	94.3%	92.9%	93.6%	93.4%	91.7%	95.3%	93.2%	96.2%
Professional Inspector Renewals	89.6%	89.9%	88.4%	82.2%	90.5%	89.7%	87.8%	87.9%	89.0%	91.3%	93.2%	94.8%	87.9%
Real Estate Inspector Renewals	75.0%	100.0%	50.0%	100.0%	100.0%	33.3%	50.0%	75.0%	100.0%	88.9%	100.0%	50.0%	75.0%
Apprentice Inspector Renewals	100.0%	100.0%	100.0%	100.0%	50.0%	0.0%	0.0%	100.0%	100.0%	0.0%	100.0%	100.0%	100.0%
Easement ROW Business Renewals	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%	100.0%	66.7%	100.0%	100.0%	100.0%	50.0%	100.0%
Easement ROW Individual Renewals	94.7%	90.9%	95.8%	91.1%	84.8%	90.0%	87.9%	89.6%	95.4%	90.6%	95.9%	93.9%	96.3%
Total Utilization - Renewals	92.0%	93.3%	93.8%	94.0%	94.8%	96.1%	94.7%	95.0%	94.5%	94.9%	96.7%	96.4%	96.4%



RMT	July '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Jan '15	Feb '15	Mar '15	Apr '15	May '15	June '15	July '15
Sponsorship Invitations	91.0%	97.4%	91.0%	94.1%	97.3%	94.6%	92.8%	93.0%	95.1%	72.9%	92.0%	95.6%	96.1%
Sponsorship Removals	77.7%	70.7%	80.0%	79.2%	82.8%	90.4%	89.4%	80.8%	82.1%	63.0%	78.8%	87.0%	83.7%
Total Utilization - RMT	84.4%	83.4%	85.4%	86.8%	90.1%	92.3%	91.0%	87.4%	89.4%	68.3%	85.4%	90.9%	90.1%



Staff & Support Services Division

TREC Budget Status Report

July 2015

1/12 = 8.33%

Expenditure Category	Budget FY2015	Expenditures	Balance	Budget % Remaining	Comments
Salaries & Wages	\$4,694,743	4,060,356	\$634,387	13.5%	
Employee Benefits	\$1,390,854	1,173,579	217,275	15.6%	
Retiree Insurance	\$401,304	316,813	84,491	21.1%	
Other Personnel Costs	\$259,275	129,984	129,291	49.9%	Budget for lump sum payments for potential retirees
Professional Fees & Services	\$300,375	256,844	43,531	14.5%	
Consumables	\$25,000	8,490	16,510	66.0%	
Utilities	\$13,101	5,423	7,678	58.6%	
Travel	\$58,800	26,492	32,308	54.9%	
Office and Space Rent	\$176,693	159,801	16,892	9.6%	Rent paid for the year.
Equipment Rental/Leases	\$23,600	20,010	3,590	15.2%	
Registration & Membership	\$28,910	32,830	(3,920)	-13.6%	
Maintenance & Repairs	\$127,084	116,447	10,637	8.4%	
Reproduction & Printing	\$2,200	168	2,032	92.4%	
Contract Services	\$54,600	52,277	2,323	4.3%	
Postage	\$18,000	13,160	4,840	26.9%	
Supplies & Equipment	\$158,475	63,289	95,186	60.1%	PC Refresh - expense will be under Equip Rental/Leases in July/Aug
Communication Services	\$44,926	37,041	7,885	17.6%	
Other Operating Expenses	\$21,658	19,410	2,248	10.4%	
Subtotal - Operations Expenditures	7,799,598	6,492,414	1,307,184	16.8%	
DPS Criminal History Background Checks	2,000	87	1,913	95.7%	
Statewide Cost Allocation Plan (SWCAP)	230,000	158,814	71,186	31.0%	One quarter left to pay at \$52,938.02
Contribution to General Revenue	720,000	660,000	60,000	8.3%	% allocated monthly but pmt not due until 8/31/15
Subtotal - Nonoperational Expenditures	952,000	818,901	133,099	14.0%	
Total Expenditures	\$8,751,598	\$7,311,315	\$1,440,283	16.5%	

Revenue	FY2015 Projected	Revenue Collected	Revenue Remaining to be Collected	Revenue % Remaining to be Collected	Comments
License Fees	\$8,777,222	9,939,754	(\$1,162,532)	-13.2%	Due to increase in applications and renewals
Miscellaneous Revenue	\$241,645	247,326	(\$5,681)	-2.4%	NSF Fees/Exam Admin Fees/Public Info
Total Revenue	\$9,018,867	\$10,187,081	(\$1,168,214)	-13.0%	

Revenue Over/(Under) Expenditures & Transfers	\$267,269	\$2,875,766			
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Staff Services Division

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

July 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	751,410.00	(60.00)	751,350.00	481.56	U.S. T-Notes, 0.50%	06/15/2016
12/04/2014	750,000.00	751,262.01	750,472.50	(180.00)	750,292.50	240.78	U.S. T-Notes, 0.25%	12/15/2015
07/16/2015	1,000,000.00	1,008,393.34	0.00	1,005,160.00	1,005,160.00	3,305.03	U.S. T-Notes, 0.88%	09/15/2016
Totals	\$ 2,500,000.00	\$ 2,513,292.65	\$ 1,501,882.50	\$ 1,004,920.00	\$ 2,506,802.50	\$ 4,027.37		

Receipts:

Treasury Note Earnings

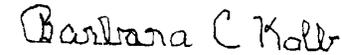
Current Month
0.00

FY2015
Cummulative Total
7,725.00

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
July 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	99,969.00	15.00	99,984.00	52.99	U.S. T-Notes, 0.250%	05/15/2016
05/30/2014	99,700.00	99,963.65	99,808.67	(53.83)	99,754.84	79.25	U.S. T-Notes, 0.375%	11/15/2015
06/22/2015	250,000.00	250,453.60	250,470.00	(20.00)	250,450.00	160.52	U.S. T-Notes, 0.500%	06/15/2016
05/30/2014	99,700.00	99,913.87	99,707.98	(7.98)	99,700.00	114.99	U.S. T-Notes, 0.250%	08/15/2015
11/18/2014	250,000.00	260,806.12	254,062.50	(995.00)	253,067.50	2,384.51	U.S. T-Notes, 4.500%	11/15/2015
06/22/2015	250,000.00	252,014.27	251,445.00	(155.00)	251,290.00	826.26	U.S. T-Notes, 0.880%	09/15/2016
Totals	\$ 1,049,400.00	\$ 1,063,067.64	\$ 1,055,463.15	\$ (1,216.81)	\$ 1,054,246.34	\$ 3,618.52		

	Current Month	Cumulative Totals
Receipts:		
License's Remittances to Recovery Fund	\$ 26,205.00	\$ 7,334,229.83
Interest Realized	49.74	6,133,395.64
Repayments to Recovery Fund (Principal and Interest)	69,700.63	1,588,592.01
Administrative Penalties	9,040.00	1,555,297.73
Total Received	\$ 104,995.37	\$ 16,611,515.21
Disbursements:		
Investments Purchased (Offset by Matured Security)	\$ 0.00	1,132,617.09
Accrued Interest Purchased	0.00	559.07
Payments from Recovery Fund	0.00	14,408,413.31
Administrative Costs	93.68	18,324.17
Total Disbursed	\$ 93.68	\$ 15,559,913.64
Cash Balance	104,901.69	1,051,601.57
Investment Ending Market Value	(Current Month)	1,054,246.34
Total Portfolio		2,105,847.91
Reserved for Investment		0.00
Reserved for Potential Payments Within 90 Days		(862,891.00)
Balance		\$ 1,242,956.91

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

Melissa Huerta

Melissa Huerta, Investment Officer

Barbara C Kolb

Barbara Kolb, Alternate Investment Officer

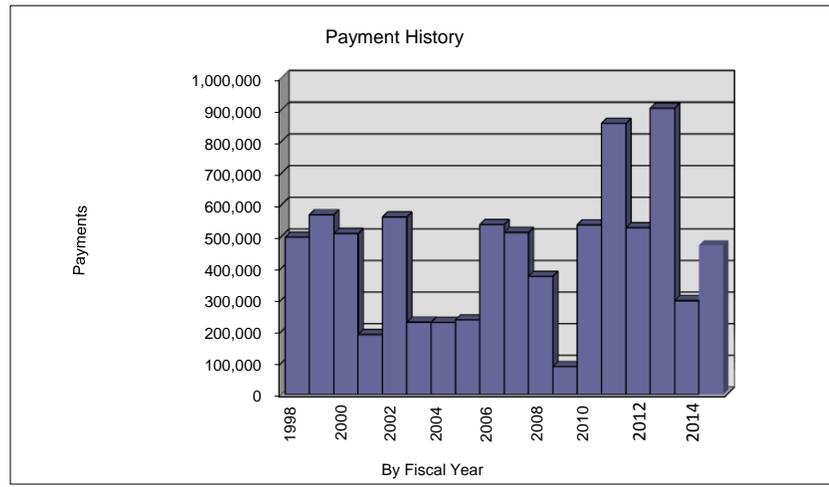
Texas Occ Code, Sec 1101.603: On a determination by the commission at any time that the balance in the trust account is less than \$1 million, each license holder at the next license renewal must pay, in addition to the renewal fee, a fee that is equal to the lesser of \$10 or a pro rata share of the 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
July 2015

Month-Year	Payment Total	Repayment Total	Admin Penalties Total	Rider/Admin Disbursements	Payments FY2015-To-Date	Number of Claims FY2015
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
June 2015	0.00	9,869.85	25,349.00	62.00	0.00	0
July 2015	0.00	69,700.63	9,040.00	93.68	0.00	0
	474,434.25	102,531.64	228,771.36	750.21	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 (862,891.00)**



*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)

July 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	251,307.50	(975.00)	250,332.50	4,901.59	U.S. T-Notes, 4.25%	08/15/2015
06/22/15	250,000	250,518.16	250,507.50	(77.50)	250,430.00	200.65	U.S. T-Notes, .63%	12/15/2016
Totals	<u>\$ 500,000</u>	<u>\$ 515,529.92</u>	<u>\$ 501,815.00</u>	<u>\$ (1,052.50)</u>	<u>\$ 500,762.50</u>	<u>\$ 5,102.24</u>		

	<u>Monthly Activity</u>			<u>Payment History</u>		
	Beginning Balance	Current Month	Cumulative Totals	Fiscal Year	Number of Payments	Total Payments
Beginning Balance	\$ 109,577.94	\$	\$ 109,577.94	1991	2	\$ 4,309.26
Receipts:				1992	0	0.00
Licensees' Remittances to Recovery Fund		\$ 470.25		1993	2	15,000.00
Interest Realized (includes accruals)		5.40		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		1,000.00		1997	1	7,500.00
Investments Matured		0.00		1998	4	30,000.00
Total Received in Current Month		<u>0.00</u>	\$ 1,475.65	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	30.93			2004	4	32,523.96
Total Disbursed in Current Month		<u>30.93</u>	\$ 30.93	2005	5	28,567.39
Total Cash			\$ 111,022.66	2006	5	49,837.11
Reserved for Payment within 90 Days			(33,000.00)	2007	1	12,500.00
Unobligated Fund Balance			\$ 78,022.66	2008	0	0.00
Investment Ending Market Value			500,762.50	2009	1	12,500.00
Balance			\$ 578,785.16	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