



Staff Reports for July 2016

Texas Real Estate Commission

Monthly Staff Reports

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Reception and Communications Services Customer Service Statistics

July 2016

	Monthly Total	FY2016	FY2015
		FYTD Total	Prior FYTD Total
RCS Incoming Calls			
CO Lines	16,412	200,112	197,709
TALCB Local Line	923	12,318	13,056
Total	17,335	212,430	210,765

	Monthly Total	FY2016	FY2015
		FYTD Total	Prior FYTD Total
Reception Walk Ins			
Licensing	108	1,533	1,924
Education	28	335	672
Inspector	14	131	122
Enforcement	11	123	153
TALCB Licensing	9	53	62
TALCB Enforcement	0	16	5
Total	170	2,191	2,938

	Monthly Total	FY2016	FY2015
		FYTD Total	Prior FYTD Total
RCS E-mail			
Licensing	4,889	55,732	53,481
Education	1,599	14,352	12,121
Inspector	50	451	1,011
Enforcement	110	1,491	900
TALCB Licensing	303	3,609	2,386
TALCB Enforcement	16	210	99
Total	6,967	75,845	69,998

C1 Report

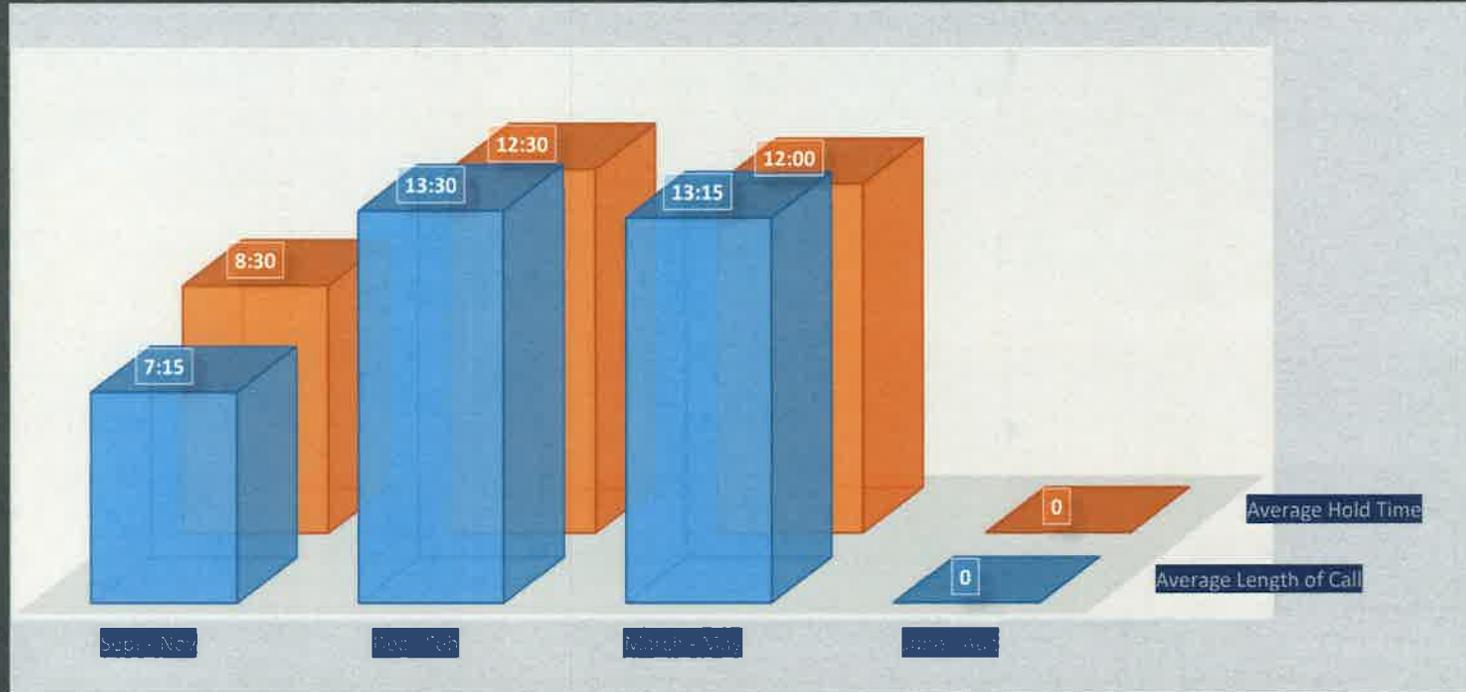
Customer Service Surveys

FY2016	Surveys Received	Responded by Email	Responded by Phone	Anonymous (No Contact Info)
September	14	10	1	3
October	17	9	1	7
November	15	7	3	5
December	21	9	3	9
January	46	14	11	21
February	35	17	2	16
March	41	21	2	18
April	33	10	4	19
May	23	8	7	8
June	26	10	0	16
July	28	10	2	16
August				
Grand Total	299	125	36	138

FY2016 CALL AVERAGES

MIN:SEC

■ Average Length of Call ■ Average Hold Time



Education & Licensing Services Division

Fiscal Year Comparison

Fiscal Year 2016 - Year-to-Date

JULY

	This YTD 09/15 - 07/16	Last YTD 09/14- 07/15	Change Count	Percent
Applications Received				
Broker Original Applications Received	2,465	1,932	533	27.59%
Sales Agent Original Applications Received	20,784	18,893	1,891	10.01%
Total Original Applications	23,249	20,825	2,424	11.64%
Broker Reinstatement Applications Received	224	225	-1	-0.44%
Sales Agent Reinstatement Applications Received	881	972	-91	-9.36%
Total Reinstatement Applications Received	1,105	1,197	-92	-7.69%
Licenses Issued from Applications				
Broker Licenses from Original Applications	2,059	1,830	229	12.51%
Sales Agent Licenses from Original Applications	20,072	17,843	2,229	12.49%
Total Licenses from Original Applications	22,131	19,673	2,458	12.49%
Broker Licenses from Reinstatement Applications	223	223	0	0.00%
Sales Agent Licenses from Reinstatement Applications	891	982	-91	-9.27%
Total Licenses from Reinstatement Applications	1,114	1,205	-91	-7.55%

	This YTD	% Renewed	Last YTD	% Renewed
Renewal Activity				
Broker Renewals and Percentage	17,676	89.97%	18,107	86.74%
Sales Agent Renewals and Percentage	38,697	79.96%	36,812	79.72%
**Total Renewals from Broker and Sales	56,373	82.84%	54,919	81.90%

Education & Licensing Services Division

Fiscal Year Comparison

Fiscal Year 2016 - Year-to-Date

JULY

	This YTD 09/15 - 07/16	Last YTD 09/14 - 07/15	Count	Change Percent
Applications Received				
Professional Inspector Original Applications Received	723	516	207	40.12%
Real Estate Inspector Original Applications Received	34	30	4	13.33%
Apprentice Inspector Original Applications Received	70	86	-16	-18.60%
Total Original Applications	827	632	195	30.85%
Professional Inspector Reinstatement Applications	41	23	18	78.26%
Real Estate Inspector Reinstatement Applications	0	3	-3	-100.00%
Apprentice Inspector Reinstatement Applications	4	5	-1	-20.00%
Total Reinstatement Applications Received	45	31	14	45.16%
Licenses Issued from Applications				
Professional Inspector Licenses from Original Applications	588	465	123	26.45%
Real Estate Inspector Licenses from Original Applications	33	29	4	13.79%
Apprentice Inspector Licenses from Original Applications	71	79	-8	-10.13%
Total Licenses from Original Applications	692	573	119	20.77%
Professional Inspector Licenses from Reinstatement Applications	34	30	4	13.33%
Real Estate Inspector Licenses from Reinstatement Applications	0	3	-3	-100.00%
Apprentice Inspector Licenses from Reinstatement Applications	2	4	-2	-50.00%
Total Licenses from Reinstatement Applications	36	37	-1	-2.70%

	This YTD	% Renewed	Last YTD	% Renewed
Renewal Activity				
Professional Inspector Renewals and Percentage	799	77.05%	969	65.87%
Real Estate Inspector Renewals and Percentage	31	70.45%	35	68.63%
Apprentice Inspector Renewals and Percentage	5	14.71%	24	42.86%
**Total Renewals from Inspectors	835	74.88%	1,028	65.14%

**Education & Licensing Services Division
License Holder and Registrant Status**

JULY 2016

Real Estate License Holders

	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16
Brokers													
Individual (Active)	33,830	33,788	33,725	33,731	33,698	33,648	33,635	33,642	33,625	33,583	33,517	33,475	33,452
Corporation (Active)	3,730	3,731	3,716	3,722	3,720	3,722	3,729	3,726	3,726	3,719	3,721	3,745	3,757
LLC (Active)	4,888	4,928	4,963	4,996	5,012	5,069	5,124	5,163	5,202	5,245	5,291	5,348	5,411
Non-resident (Active)	595	592	591	599	600	601	600	603	600	600	603	600	599
Partnership (Active)	88	83	85	85	82	83	82	81	81	83	83	82	82
Total Active Status	43,131	43,122	43,080	43,133	43,112	43,123	43,170	43,215	43,234	43,230	43,215	43,250	43,301
Inactive Status	1,432	1,420	1,397	1,387	1,401	1,418	1,439	1,465	1,500	1,500	1,515	1,532	1,538
Total Brokers	44,563	44,542	44,477	44,520	44,513	44,541	44,609	44,680	44,734	44,730	44,730	44,782	44,839
Sales Agents													
Active Status	86,926	88,115	88,941	89,656	89,725	89,898	90,018	91,281	92,435	93,636	94,509	94,730	95,634
Inactive Status	26,841	26,645	26,489	26,812	27,475	27,555	28,134	27,703	27,660	27,425	27,307	28,128	27,926
Total Sales Agents	113,767	114,760	115,430	116,468	117,200	117,453	118,152	118,984	120,095	121,061	121,816	122,858	123,560
Total Active	130,057	131,237	132,021	132,789	132,837	133,021	133,188	134,496	135,669	136,866	137,724	137,980	138,935
Total Inactive	28,273	28,065	27,886	28,199	28,876	28,973	29,573	29,168	29,160	28,925	28,822	29,660	29,464
Total Brokers/Sales Agents	158,330	159,302	159,907	160,988	161,713	161,994	162,761	163,664	164,829	165,791	166,546	167,640	168,399

	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16
Inspector License Holders													
Professional Inspectors(active)	2,419	2,433	2,446	2,489	2,495	2,536	2,569	2,595	2,619	2,661	2,689	2,707	2,733
Real Estate Inspectors (active)	124	125	123	124	124	123	121	126	130	138	134	136	138
Apprentice Inspectors(active)	125	122	127	130	132	134	139	141	138	135	130	127	132
Professional Inspectors(inactive)	487	477	470	465	481	490	497	493	499	509	507	514	514
Real Estate Inspectors(inactive)	15	14	14	12	14	14	16	16	16	16	16	17	17
Apprentice Inspectors(inactive)	24	25	22	21	20	20	19	19	19	19	20	18	18
Total Active	2,668	2,680	2,696	2,743	2,751	2,793	2,829	2,862	2,887	2,934	2,953	2,970	3,003
Total Inactive	526	516	506	498	515	524	532	528	534	544	543	549	549
Total Inspectors	3,194	3,196	3,202	3,241	3,266	3,317	3,361	3,390	3,421	3,478	3,496	3,519	3,552

Easement & Right-of-way Registrants

	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16
ERW Registrants													
Businesses	44	44	46	45	45	46	44	46	47	46	47	49	49
Individuals	2,125	2,145	2,169	2,173	2,193	2,202	2,169	2,222	2,209	2,098	2,081	2,061	2,043
Total Registrants	2,169	2,189	2,215	2,218	2,238	2,248	2,213	2,268	2,256	2,144	2,128	2,110	2,092

Total License Holders and Registrants

	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16
License Holders & Registrants	163,693	164,687	165,324	166,447	167,217	167,559	168,335	169,322	170,506	171,413	172,170	173,269	174,043

Education & Licensing Services Division - TREC: L3 Report

Real Estate Examination Activity - YTD Comparison

JULY 2016

Year-to-Date Comparison	2016		2015	
<u>Real Estate</u>				
	<u>Sales Agent</u>	<u>Broker</u>	<u>Sales Agent</u>	<u>Broker</u>
Examinations Passed	16,029	623	14,211	479
Examinations Failed	15,812	593	14,797	522
Examinations Taken	31,841	1,216	29,008	1,001
Applicants Examined	19,410	735	16,613	586
Passed on First Attempt	10,135	380	8,864	309
Examination Pass Rate	51.2%	35.8%	49.0%	47.9%
Applicant Pass Rate	82.6%	84.8%	85.5%	81.7%
First Attempt Pass Rate	52.2%	51.7%	53.4%	52.7%

Year-to-Date Comparison	2016		2015	
<u>Inspectors</u>				
	<u>R.E. Inspector</u>	<u>Prof. Inspector</u>	<u>R.E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	34	492	32	352
Examinations Failed	61	485	40	293
Examinations Taken	95	977	72	645
Applicants Examined	57	644	49	451
Passed on First Attempt	15	329	24	260
Examination Pass Rate	35.8%	50.4%	44.4%	54.6%
Applicant Pass Rate	59.6%	76.4%	65.3%	78.0%
First Attempt Pass Rate	26.3%	51.1%	49.0%	57.6%

Education & Licensing Services Division - L4 Report

Instructor Distribution

JULY 2016

Approved Real Estate Instructor Distribution

	July 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	June 16	July 16
CE Electives Only - Real Estate	2,747	2,784	2,806	2,843	2,852	2,876	2,888	2,914	2,953	2,978	3,021	3,056	3,092
Qualifying and CE Electives	1,304	1,314	1,324	1,335	1,348	1,359	1,361	1,367	1,372	1,387	1,387	1,385	1,386
CE Legal Update*	498	497	497	497	497	497	n/a	n/a	n/a	n/a	n/a	n/a	n/a
CE Ethics*	498	497	497	497	497	497	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Broker Responsibility	260	260	261	262	262	267	267	267	267	267	267	268	268
CE Legal Update I and II							540	541	544	544	557	556	555

*CE Legal Update and CE Ethics expired 12/31/15 and were renamed CE Legal Update I and II effective 1/1/16

Approved Inspector Instructor Distribution

	July 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	June 16	July 16
ICE Electives Only - Inspector	23	23	24	24	26	31	32	35	38	35	35	31	32
Qualifying and ICE Electives	96	96	104	101	92	89	90	94	93	101	96	101	101
Texas SOP/Legal/Ethics Update	29	31	34	35	38	41	41	42	46	49	49	50	49
Ride Along Course	28	31	34	35	38	40	40	41	45	48	47	51	51

Standards & Enforcement Services Division - TREC: E1 Report

Case Status

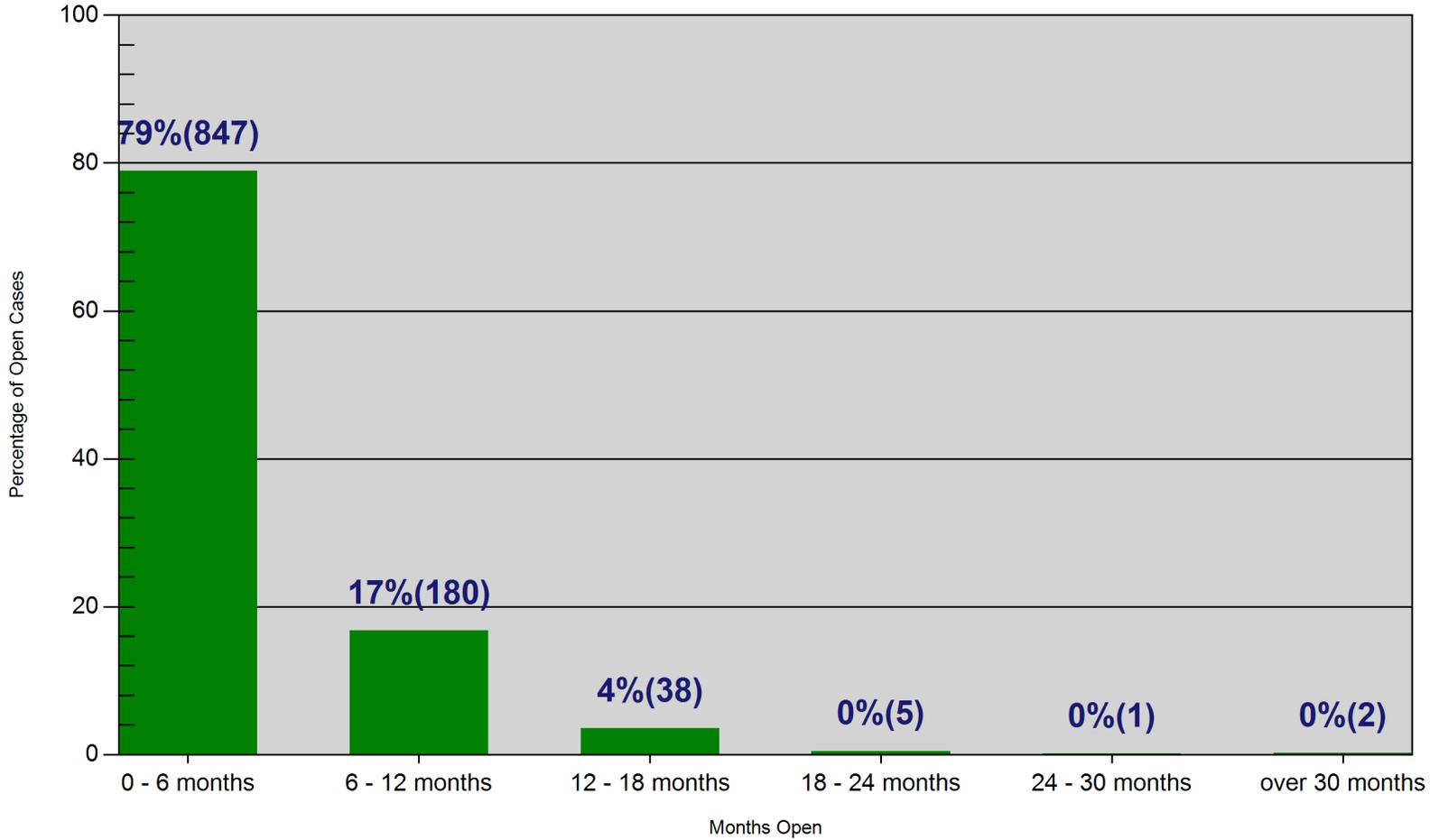
FY 2016

	15-Sep	15-Oct	15-Nov	15-Dec	16-Jan	16-Feb	16-Mar	16-Apr	16-May	16-Jun	16-Jul	16-Aug	YTD
Received During Month	232	154	154	149	242	193	360	246	240	274	286		2530
Broker/Sales	94	77	77	60	75	87	92	73	92	93	111		931
Inspector	6	5	7	7	6	8	11	7	7	8	12		84
Timeshare	3	4	6	2	4	4	2	0	2	2	8		37
Unlicensed Activity	2	1	3	4	2	7	6	5	3	2	2		37
Residential Service Company	15	10	6	6	8	12	1	7	6	12	14		97
No Jurisdiction	14	7	16	10	10	10	8	18	19	19	16		147
Application Investigation	42	9	2	37	101	18	194	89	74	81	81		728
MCD Inquiry	55	40	36	22	33	46	44	44	35	56	40		451
Other	1	1	1	1	3	1	2	3	2	1	2		18
	15-Sep	15-Oct	15-Nov	15-Dec	16-Jan	16-Feb	16-Mar	16-Apr	16-May	16-Jun	16-Jul	16-Aug	
Closed During Month	215	180	154	160	128	174	210	211	264	278	205		2179
Complaint Withdrawn	4	8	5	3	5	5	3	1	7	3	5		49
Cease & Desist Issued	0	3	0	1	1	2	0	0	2	0	0		9
Disciplinary Action	34	33	44	24	29	38	31	42	29	38	21		363
Failure to Go Forward	22	29	15	6	17	10	29	26	30	72	45		301
Insufficient Evidence	18	22	31	24	23	31	28	35	14	15	19		260
Matter Settled	11	3	3	4	1	4	8	5	2	9	6		56
No Jurisdiction	42	26	23	35	13	28	27	26	40	43	37		340
No Violation	5	6	5	7	4	2	4	2	4	0	1		40
Application Investigation	25	8	4	24	7	12	36	34	67	43	37		297
MCD Inquiries	51	38	21	31	28	42	42	39	66	52	33		443
Other	3	4	3	1	0	0	2	1	3	3	1		21
Open at Beginning of Month													992
Received During Month													286
Closed During Month													205
Open at End of Month													1073
Received During Fiscal Year													2530
Closed During Fiscal Year													2179

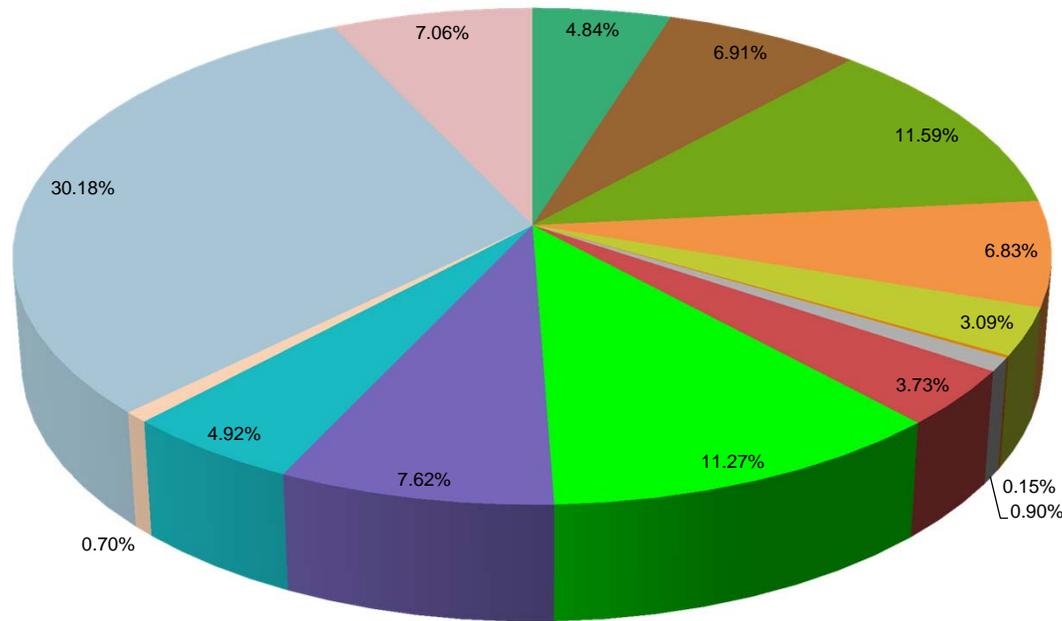
Standards & Enforcement Services Division - TREC: E2 Report

Open Case Aging Report

as of 7/31/2016



Complaint Subject Categories for July 2015 through July 2016



- Administrative - 4.84%
- Advertising - 6.91%
- Breach of Fiduciary Duty - 11.59%
- Broker Supervision - 6.83%
- Failure to Disclosure - 3.09%
- Improper contract/Seller Disclosure form usage - 0.15%
- Intermediary/IABS - .90%
- Leasing/Property Management - Misappropriation - 3.73%
- Leasing/Property Management - Other - 11.27%
- Licensure Issues - 7.62%
- License Holder Acting as Principal - 4.92%
- Sales Misappropriation - 0.70%
- Sales Other - 30.18%
- Unlicensed Activity - 7.06%

Complaint Subject Categories by Month

Subject Matter Categories	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	YTD
Administrative <i>Bad check, contact information, uncooperative, etc.</i>	4	5	4	3	7	4	4	8	6	8	3	2	3	4.84%
Advertising <i>Includes misleading & dba</i>	9	9	9	6	7	4	8	4	8	6	5	6	6	6.91%
Breach of Fiduciary Duty <i>Including false promise</i>	13	16	14	9	6	5	9	18	14	19	10	8	5	11.59%
Broker Supervision	7	6	4	7	11	3	7	6	7	6	8	10	4	6.83%
Failure to Disclose	4	6	3	4	1	2	4	5	2	3	2	1	2	3.09%
Improper contract/Seller Disclosure form usage	0	0	0	0	0	0	0	1	0	0	0	0	1	0.15%
Intermediary/IABS	5	2	0	3	0	0	1	0	0	1	0	0	0	0.90%
Leasing/Property Management - Misappropriation	4	7	4	2	8	3	2	3	3	1	2	5	3	3.73%
Leasing/Property Management - Other <i>Includes negligence, referral, etc.</i>	9	25	14	13	11	7	9	10	13	8	3	11	9	11.27%
Licensure Issues <i>Criminal background check, disapprovals, probationary license, etc.</i>	16	6	7	7	6	9	4	3	5	9	8	10	6	7.62%
License Holder Acting as Principal	3	4	1	9	5	4	6	8	7	3	5	3	4	4.92%
Sales Misappropriation <i>Other than Leasing/Property Management - Misappropriation</i>	1	2	0	2	1	0	0	0	1	3	0	0	0	0.70%
Sales Other <i>Includes negligence, rebate, referral, earnest money, etc. (other than Leasing/Property Management - Other)</i>	25	47	30	30	40	21	24	22	31	36	30	24	20	30.18%
Unlicensed Activity	11	8	5	9	5	5	7	11	10	0	6	8	4	7.06%
Total	111	143	95	104	108	67	85	99	107	103	82	88	67	1259

Information Technology Services Division
Electronic Information Outlet Statistics

July 2016

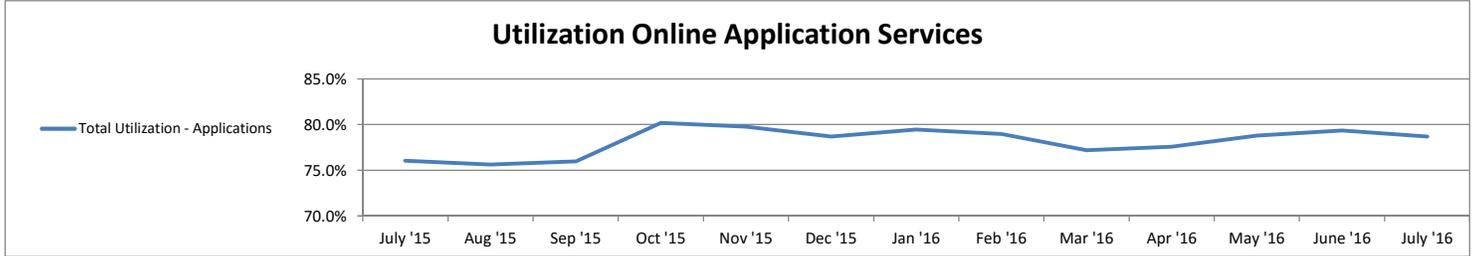
Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	255,643 *	29,102,240	32,632,303
Total Monthly Unique Visitors	2,015 *	1,379,480	1,574,924

Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	1688	1328	78.7%	79.0%	76.5%
Broker Application	65	42	64.6%	58.9%	53.5%
Salesperson Application	1555	1264	81.3%	81.8%	79.6%
Corporate Entity Application	68	22	32.4%	43.0%	39.9%
Renewals	5896	5708	96.8%	96.8%	95.2%
Broker Renewals	1435	1359	94.7%	95.4%	93.2%
Salesperson Renewal	4083	3996	97.9%	97.7%	96.3%
Corporate Entity Renewals	228	216	94.7%	94.8%	93.6%
Professional Inspector Renewals	128	119	93.0%	93.8%	88.8%
Real Estate Inspector Renewals	3	2	66.7%	88.1%	78.0%
Apprentice Inspector Renewals	0	0		100.0%	86.2%
Easement ROW Business Renewals	0	0		66.7%	85.7%
Easement ROW Individual Renewals	19	16	84.2%	92.2%	92.1%
Sponsorship Transactions	5946	5316	89.4%	91.4%	86.5%
Additions	3476	3316	95.4%	96.9%	91.4%
Removals	2470	2000	81.0%	85.2%	81.6%

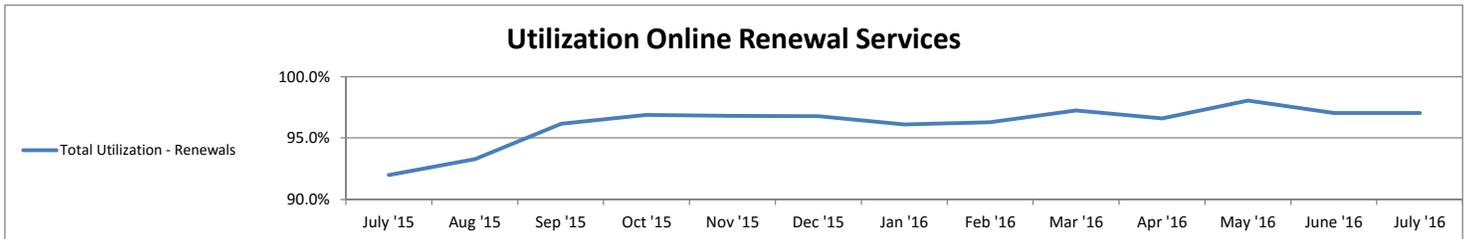
Information Technology Services Division
Electronic Information Outlet Statistics

July 2016

Applications	July '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	June '16	July '16
Broker Application	39.7%	57.7%	55.7%	64.8%	50.6%	67.8%	68.4%	59.7%	49.4%	50.0%	46.3%	65.1%	64.6%
Salesperson Application	79.1%	78.1%	79.2%	82.3%	82.3%	81.7%	82.3%	81.8%	80.2%	80.5%	82.7%	82.4%	81.3%
Broker Organization Applications	35.9%	38.5%	33.8%	46.7%	46.9%	38.4%	40.8%	48.8%	52.0%	32.9%	39.4%	42.5%	32.4%
Total Utilization - Applications	76.1%	75.6%	76.0%	80.2%	79.8%	78.7%	79.4%	79.0%	77.2%	77.6%	78.8%	79.4%	78.7%



Renewals	July '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	June '16	July '16
Broker Renewals	90.3%	91.7%	94.4%	95.0%	95.4%	94.7%	95.4%	94.8%	95.7%	93.8%	100.0%	95.5%	94.7%
Salesperson Renewal	93.4%	94.3%	97.3%	97.7%	97.6%	97.8%	97.0%	97.4%	98.0%	97.8%	97.8%	97.7%	97.9%
Broker Organization Renewal	82.6%	92.1%	94.7%	94.9%	95.4%	95.7%	92.1%	92.8%	95.8%	94.4%	95.3%	96.2%	94.7%
Professional Inspector Renewals	89.6%	89.9%	85.2%	95.6%	92.6%	96.0%	95.2%	88.4%	92.7%	96.5%	94.9%	94.8%	93.0%
Real Estate Inspector Renewals	75.0%	100.0%	75.0%	100.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	71.4%	100.0%	66.7%
Apprentice Inspector Renewals	100.0%	100.0%	100.0%			0.0%				100.0%		100.0%	
Easement ROW Business Renewals	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	100.0%				0.0%		
Easement ROW Individual Renewals	94.7%	90.9%	88.2%	97.0%	94.4%	82.5%	89.7%	97.4%	96.2%	94.3%	93.8%	92.0%	84.2%
Total Utilization - Renewals	92.0%	93.3%	96.1%	96.9%	96.8%	96.8%	96.1%	96.3%	97.2%	96.6%	98.1%	97.0%	97.0%



RMT	July '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	June '16	July '16
Sponsorship Invitations	91.0%	97.4%	96.5%	96.7%	96.2%	97.7%	97.5%	93.0%	97.0%	97.5%	97.8%	97.6%	95.4%
Sponsorship Removals	77.7%	70.7%	88.8%	85.1%	88.0%	81.5%	87.1%	87.2%	85.8%	77.1%	88.5%	86.5%	81.0%
Total Utilization - RMT	84.4%	83.4%	92.8%	91.1%	92.3%	89.1%	92.1%	89.8%	92.4%	89.1%	94.0%	90.9%	89.4%



Staff & Support Services Division

TREC Budget Status Report

July 2016

1/12 = 8.33%

Expenditure Category	Budget FY2016	Expenditures	Balance	Budget % Remaining	Comments
Salaries & Wages	\$5,027,538	4,378,574	\$648,964	12.9%	
Employee Benefits	\$1,570,659	1,365,260	205,399	13.1%	
Retiree Insurance	\$399,000	341,255	57,745	14.5%	
Other Personnel Costs	\$215,075	134,580	80,495	37.4%	expended 50% of lump sum budgeted amount as of report date; expended 1% of 15K unemployment budget as of report date
Professional Fees & Services	\$364,575	120,476	244,099	67.0%	OAG, Internal Audit, RSC Reviews & Audits, budget for Versa Data Analytics and Maintenance not expended as of report date - projects transferred to next year
Consumables	\$20,000	10,321	9,679	48.4%	appears to have overbudgeted consumable items
Utilities	\$9,900	4,413	5,487	55.4%	telephone and internet service consistently used since start of fiscal year and as of report date
Travel	\$61,200	33,094	28,106	45.9%	budget for Inspector Committee and Residential Services companies not expended as of report date
Office and Space Rent	\$177,820	125,627	52,193	29.4%	overbudgeted for Rent exp due to TFC for year
Equipment Rental	\$57,404	30,893	26,511	46.2%	expect to process invoice for \$14K in August FY16 for second year of the FY15 computer refresh lease agreement.
Registration & Membership	\$42,235	30,697	11,538	27.3%	budget remains for Attorney CLE and ITS training as of report date
Maintenance & Repairs	\$237,575	144,710	92,865	39.1%	Computer hardware maintenance budget not expended as of report date; data analytics in Versa deferred to 2017
Reproduction & Printing	\$1,300	2,038	(738)	-56.8%	Restocked brown kraft envelopes not in budget for Enf, Licensing, and Admin
Contract Services	\$64,400	48,795	15,605	24.2%	budget remains for Imaging services as of report date
Postage	\$17,600	14,548	3,052	17.3%	
Supplies & Equipment	\$116,575	79,123	37,452	32.1%	budget of \$25K for IT Audio Visual Upgrades not expended as of report date
Communication Services	\$62,726	36,877	25,849	41.2%	may have overbudgeted for agency's telephone and internet services for the current year; only expended 50% of this budget as of report date
Other Operating Expenses	\$19,000	34,519	(15,519)	-81.7%	Expended \$11K for Remodel of 3 offices for ITS---budgeted in FY15 but service completion was in FY16
Subtotal - Operations Expenditures	8,464,582	6,935,801	1,528,781	18.1%	
DPS Criminal History Background Checks	400	2,122	(1,722)	-430.5%	Increased expense incurred due to changes to DPS system. Changes to this process in near future will eliminate this additional charge.
Statewide Cost Allocation Plan (SWCAP)	230,000	172,421	57,579	25.0%	1 month remaining as of report date
Contribution to General Revenue	720,000	660,000	60,000	8.3%	% allocated monthly but pmt not due until 8/31/16
Subtotal - Nonoperational Expenditures	950,400	834,543	115,857	12.2%	
Total Expenditures	\$9,414,982	\$7,770,344	\$1,644,638	17.5%	

Revenue	FY2016 Projected	Revenue Collected	Revenue Remaining to be Collected	Revenue % Remaining to be Collected	Comments
License Fees	\$9,657,673	10,738,431	(\$1,080,758)	-11.2%	Increase in sales and broker applications and renewals; increase in CE deferral fees; exceeded RSC annual reporting revenue projection; increase in sponsorship invite requests
Miscellaneous Revenue	\$311,870	360,487	(\$48,617)	-15.6%	Revenue from Exam Admin Fees are higher than projected.
Total Revenue	\$9,969,543	\$11,098,917	(\$1,129,374)	-11.3%	
Revenue Over/(Under) Expenditures & Transfers	\$554,561	\$3,328,573			

Staff Services Division

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

July 2016

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/24/2015	2,250,000.00	2,248,675.88	2,252,295.00	(157.50)	2,252,137.50	1,805.84	U.S. T-Notes, 0.63%	12/15/2016
07/16/2015	1,000,000.00	1,008,393.34	1,001,140.00	(360.00)	1,000,780.00	3,305.03	U.S. T-Notes, 0.88%	09/15/2016
12/24/2015	1,000,000.00	1,001,201.07	1,001,870.00	(220.00)	1,001,650.00	2,832.88	U.S. T-Notes, 0.75%	03/15/2017
06/14/2016	993,000.00	999,803.14	996,415.92	(853.98)	995,561.94	1,115.77	U.S. T-Notes, 0.88%	06/15/2017
Totals	\$ 5,243,000.00	\$ 5,258,073.43	\$ 5,251,720.92	\$ (1,591.48)	\$ 5,250,129.44	\$ 9,059.52		

Receipts:

Treasury Note Earnings

Current Month
0.00

FY2016
Cummulative Total
28,563.12

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

Barbara C Kolb

Barbara Kolb, Acting Investment Officer

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

July 2016

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
06/22/2015	250,000.00	252,014.27	250,285.00	(90.00)	250,195.00	826.26	U.S. T-Notes, 0.880%	09/15/2016
11/17/2015	350,000.00	350,858.04	350,357.00	(24.50)	350,332.50	280.91	U.S. T-Notes, 0.630%	12/15/2016
11/17/2015	350,000.00	350,741.44	350,654.50	(77.00)	350,577.50	991.51	U.S. T-Notes, 0.750%	03/15/2017
07/27/2016	348,500.00	349,734.79	0.00	349,399.13	349,399.13	391.59	U.S. T-Notes, 0.880%	06/15/2017
Totals	\$ 1,298,500.00	\$ 1,303,348.54	\$ 951,296.50	\$ 349,207.63	\$ 1,300,504.13	\$ 2,490.27		

	<u>Current Month</u>	<u>Cumulative Totals</u>
Receipts:		
License's Remittances to Recovery Fund	\$ 24,960.00	\$ 7,622,009.83
Interest Realized	220.32	6,147,975.44
Repayments to Recovery Fund (Principal and Interest)	840.00	1,666,255.66
Administrative Penalties	21,710.00	1,770,615.85
Total Received	\$ 47,730.32	\$ 17,206,856.78
Disbursements:		
Investments Purchased (Offset by Matured Security)	\$ 349,734.79	1,382,951.88
Accrued Interest Purchased	0.00	2,158.55
Payments from Recovery Fund	0.00	15,063,811.41
Administrative Costs	74.70	19,374.25
Total Disbursed	\$ 349,809.49	\$ 16,468,296.09
Cash Balance	(302,079.17)	738,560.69
Investment Ending Market Value	(Current Month)	1,300,504.13
Total Portfolio		2,039,064.82
Reserved for Investment		0.00
Reserved for Potential Payments Within 90 Days		(490,055.00)
Balance		\$ 1,549,009.82

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

Barbara C Kolb

Barbara Kolb, Acting Investment Officer

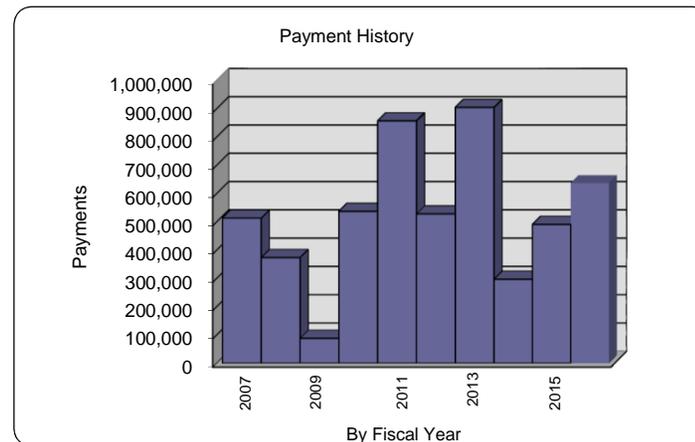
Texas Occ Code, Sec 1101.603: On a determination by the commission at any time that the balance in the trust account is less than \$1 million, each license holder at the next license renewal must pay, in addition to the renewal fee, a fee that is equal to the lesser of \$10 or a pro rata share of the 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 2016

Month-Year	Payment Total	Repayment Total	Admin Penalties Total	Rider/Admin Disbursements	Payments FY2016-To-Date	Number of Claims FY2016
July 2015	0.00	69,700.63	9,040.00	93.68	0.00	0
August 2015	18,706.30	1,393.88	30,722.00	80.58	0.00	0
September 2015	28,241.40	1,587.00	10,808.30	115.12	28,241.40	2
October 2015	15,119.93	1,165.00	20,886.00	63.00	15,119.93	1
November 2015	100,000.00	1,591.00	24,674.00	0.00	100,000.00	2
December 2015	70,712.03	7,279.18	21,350.00	0.00	70,712.03	2
January 2016	22,189.05	2,881.18	9,785.00	208.05	22,189.05	2
February 2016	87,500.00	1,378.00	17,255.00	201.93	87,500.00	2
March 2016	159,199.78	1,378.41	15,749.00	0.00	159,199.78	3
April 2016	47,550.01	53,165.00	10,804.89	0.00	47,550.01	1
May 2016	99,398.50	1,165.00	14,630.93	74.74	99,398.50	4
June 2016	6,781.10	3,840.00	16,943.00	76.75	6,781.10	1
July 2016	0.00	840.00	21,710.00	74.70	0.00	0
	655,398.10	147,364.28	224,358.12	988.55	636,691.80	20

Potential Payments*
Next 3 Months (490,055.00)

Payment History		
Fiscal Year	# of Payments	Total Payments
thru 2006	600	9,839,963.09
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	15	490,540.91
2016	20	636,691.80
Total	760	\$15,063,811.41



*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 2016

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
06/22/15	250,000	250,518.16	250,255.00	(17.50)	250,237.50	200.65	U.S. T-Notes, 0.63%	12/15/2016
11/17/15	300,000	301,092.40	301,113.00	(303.00)	300,810.00	1,211.54	U.S. T-Notes, 0.88%	08/15/2017
Totals	<u>\$ 550,000</u>	<u>\$ 551,610.56</u>	<u>.</u>	<u>\$ (320.50)</u>	<u>\$ 551,047.50</u>	<u>\$ 1,412.19</u>		

<u>Monthly Activity</u>		
Beginning Balance	Current Month	Cumulative Totals

<u>Payment History</u>		
Fiscal Year	Number of Payments	Total Payments

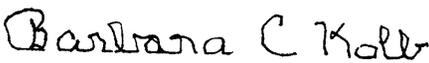
Beginning Balance	\$ 61,025.85	\$ 61,025.85
Receipts:		
Licenses' Remittances to Recovery Fund	\$ 410.00	
Interest Realized (includes accruals)	13.09	
Treasury Note Semi-Annual Interest	0.00	
Repayments	0.00	
Administrative Penalties	700.00	
Investments Matured	0.00	
Total Received in Current Month	<u>0.00</u>	\$ 1,123.09
Disbursements:		
Investments Purchased	\$ 0.00	
Payments from Recovery Fund	0.00	
* Cash Transfer Trust to Treasury	0.00	
Administrative Costs	0.00	
Total Disbursed in Current Month	<u>0.00</u>	\$ 0.00
Total Cash		\$ 62,148.94
Reserved for Potential Payment within 90 Days		(25,000.00)
Unobligated Fund Balance		\$ 37,148.94
Investment Ending Market Value		551,047.50
Balance		\$ 588,196.44

1991 - 2006	44	\$ 307,379.95
2007	1	12,500.00
2008	0	0.00
2009	1	12,500.00
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
2016	1	2,275.23
Total	52	\$ 388,360.18

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.


 Barbara Kolb, Acting Investment Officer