



Staff Reports for February 2016

Texas Real Estate Commission

Monthly Staff Reports

Contents

Report	Report Description	Division	Director
C1	Customer Service Statistics	Reception and Communications Services	Lorie DeAnda
C2	Customer Service Surveys Statistics	Reception and Communications Services	Lorie DeAnda
C3	Average Call Statistics	Reception and Communications Services	Lorie DeAnda
L1	Fiscal Year Comparison	Education and Licensing Services	Gwen Jackson
L2	Real Estate Licensee Status	Education and Licensing Services	Gwen Jackson
L3	Examination Statistics	Education and Licensing Services	Gwen Jackson
L4	Instructor Distribution	Education and Licensing Services	Gwen Jackson
E1	Case Status	Standards and Enforcement Services	Mark Moore
E2	Open Case Aging Report	Standards and Enforcement Services	Mark Moore
E3	Complaint Subject Categories	Standards and Enforcement Services	Mark Moore
I1	Electronic Information Outlet Statistics	Information Technology Services	Steve Spyropoulos
I2	Detailed Monthly Online Transactions	Information Technology Services	Steve Spyropoulos
S1	Agency Financial Statement	Staff and Support Services	Melissa Huerta
S2	Real Estate Recovery Fund Investments - Current Securities	Staff and Support Services	Melissa Huerta
S3	Real Estate Recovery Fund Payments and Repayments	Staff and Support Services	Melissa Huerta
S4	Inspection Recovery Fund Status	Staff and Support Services	Melissa Huerta

Reception and Communications Services

Customer Service Statistics

February, 2016

RCS Incoming Calls	Monthly	FY2016	FY2015
	Total	FYTD Total	Prior FYTD Total
CO Lines	21,160	106,782	94,958
TALCB Local Line	1,256	6,568	6,422
Total	22,416	113,350	101,380

Reception Walk Ins	Monthly	FY2016	FY2015
	Total	FYTD Total	Prior FYTD Total
Licensing	205	919	972
Education	34	172	404
Inspector	9	60	74
Enforcement	14	47	105
TALCB Licensing	4	21	38
TALCB Enforcement	1	11	1
Total	267	1,230	1,594

RCS E-mail	Monthly	FY2016	FY2015
	Total	FYTD Total	Prior FYTD Total
Licensing	5,193	29,705	26,183
Education	1,327	6,453	5,569
Inspector	24	252	498
Enforcement	155	768	514
TALCB Licensing	327	1,923	885
TALCB Enforcement	10	114	31
Total	7,036	39,215	33,680

C1 Report

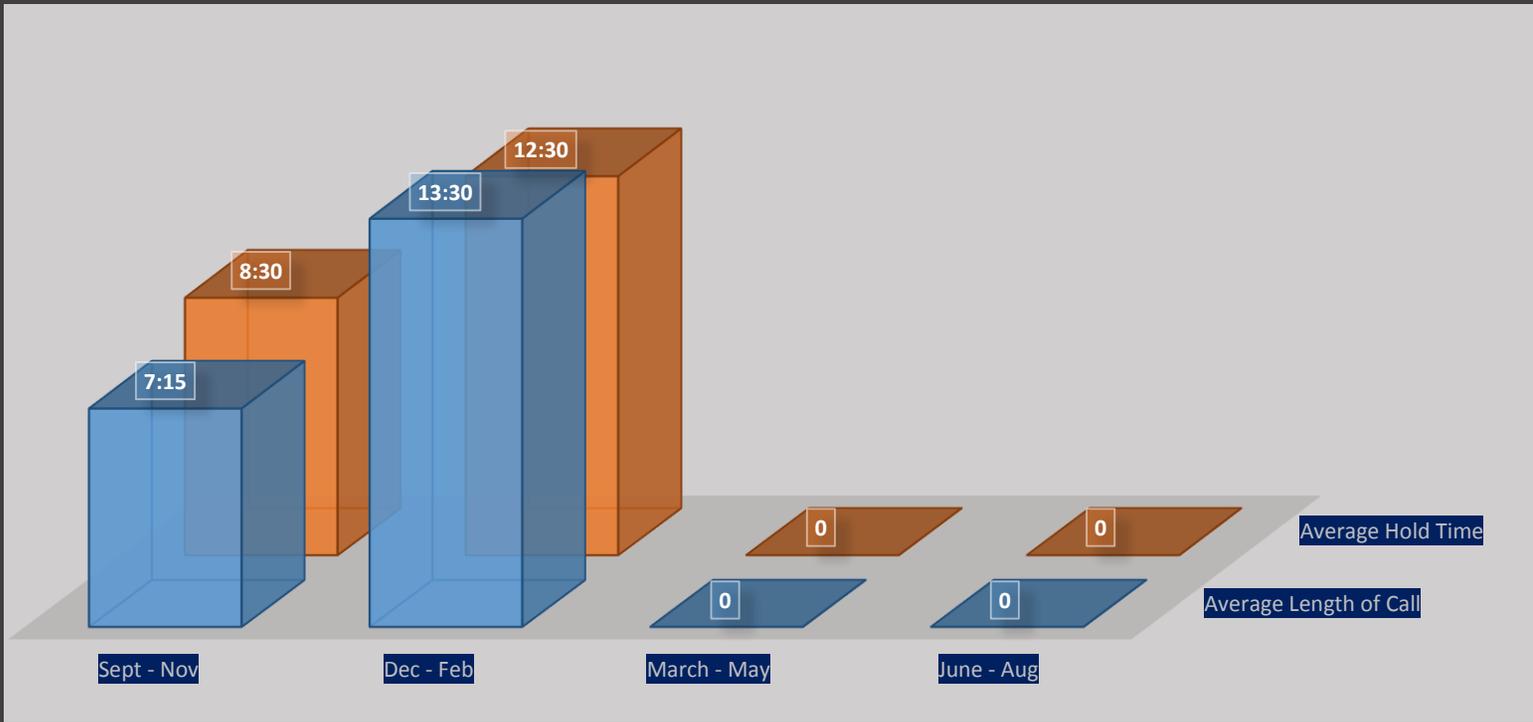
Customer Service Surveys

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				
April				
May				
June				
July				
August				
Grand Total	148	66	21	61

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

FEBRUARY

	This YTD 09/15 - 02/16	Last YTD 09/14- 02/15	Change			
			Count	Percent		
<i>Applications Received</i>						
Broker Original Applications Received	1,353	1,042	311	29.85%		
Sales Agent Original Applications Received	10,435	9,394	1,041	11.08%		
<i>Total Original Applications</i>	11,788	10,436	1,352	12.96%		
Broker Reinstatement Applications Received	110	108	2	1.85%		
Sales Agent Reinstatement Applications Received	421	517	-96	-18.57%		
<i>Total Reinstatement Applications Received</i>	531	625	-94	-15.04%		
<i>Licenses Issued from Applications</i>						
Broker Licenses from Original Applications	1,056	990	66	6.67%		
Sales Agent Licenses from Original Applications	10,204	9,161	1,043	11.39%		
<i>Total Licenses from Original Applications</i>	11,260	10,151	1,109	10.93%		
Broker Licenses from Reinstatement Applications	110	111	-1	-0.90%		
Sales Agent Licenses from Reinstatement Applications	421	514	-93	-18.09%		
<i>Total Licenses from Reinstatement Applications</i>	531	625	-94	-15.04%		
<i>Renewal Activity</i>						
Broker Renewals and Percentage	9,094	90.72%	8,022	86.68%	1,072	13.36%
Sales Agent Renewals and Percentage	19,959	80.69%	17,124	80.09%	2,835	16.56%
<i>**Total Renewals from Broker and Sales</i>	29,053	83.58%	25,146	82.33%	3,907	15.54%

Education & Licensing Services Division

Fiscal Year Comparison

Fiscal Year 2016 - Year-to-Date FEBRUARY

	This YTD 09/15 - 02/16	Last YTD 09/14 - 02/15	Change Count	Percent		
<i>Applications Received</i>						
Professional Inspector Original Applications Received	390	260	130	50.00%		
Real Estate Inspector Original Applications Received	19	10	9	90.00%		
Apprentice Inspector Original Applications Received	44	39	5	12.82%		
<i>Total Original Applications</i>	453	309	144	46.60%		
Professional Inspector Reinstatement Applications	12	3	9	300.00%		
Real Estate Inspector Reinstatement Applications	0	1	-1	-100.00%		
Apprentice Inspector Reinstatement Applications	0	3	-3	-100.00%		
<i>Total Reinstatement Applications Received</i>	12	7	5	71.43%		
<i>Licenses Issued from Applications</i>						
Professional Inspector Licenses from Original Applications	294	226	68	30.09%		
Real Estate Inspector Licenses from Original Applications	14	15	-1	-6.67%		
Apprentice Inspector Licenses from Original Applications	41	36	5	13.89%		
<i>Total Licenses from Original Applications</i>	349	277	72	25.99%		
Professional Inspector Licenses from Reinstatement Applications	12	5	7	140.00%		
Real Estate Inspector Licenses from Reinstatement Applications	0	1	-1	-100.00%		
Apprentice Inspector Licenses from Reinstatement Applications	0	3	-3	-100.00%		
<i>Total Licenses from Reinstatement Applications</i>	12	9	3	33.33%		
<i>Renewal Activity</i>						
Professional Inspector Renewals and Percentage	271	70.21%	694	71.62%	-423	-60.95%
Real Estate Inspector Renewals and Percentage	11	73.33%	18	81.82%	-7	-38.89%
Apprentice Inspector Renewals and Percentage	1	9.09%	8	40.00%	-7	-87.50%
<i>**Total Renewals from Inspectors</i>	283	68.68%	720	71.21%	-437	-60.69%

Education & Licensing Services Division
License Holder and Registrant Status
FEBRUARY 2016

Real Estate License Holders													
	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16
Brokers													
Individual (Active)	34,126	34,085	34,045	34,002	33,934	33,830	33,788	33,725	33,731	33,698	33,648	33,635	33,642
Corporation (Active)	3,743	3,743	3,732	3,735	3,728	3,730	3,731	3,716	3,722	3,720	3,722	3,729	3,726
LLC (Active)	4,698	4,729	4,739	4,801	4,837	4,888	4,928	4,963	4,996	5,012	5,069	5,124	5,163
Non-resident (Active)	607	604	599	598	593	595	592	591	599	600	601	600	603
Partnership (Active)	84	85	87	88	87	88	83	85	85	82	83	82	81
Total Active Status	43,258	43,246	43,202	43,224	43,179	43,131	43,122	43,080	43,133	43,112	43,123	43,170	43,215
Inactive Status	1,395	1,407	1,418	1,424	1,434	1,432	1,420	1,397	1,387	1,401	1,418	1,439	1,465
Total Brokers	44,653	44,653	44,620	44,648	44,613	44,563	44,542	44,477	44,520	44,513	44,541	44,609	44,680
Sales Agents													
Active Status	83,255	84,376	85,480	86,115	86,178	86,926	88,115	88,941	89,656	89,725	89,898	90,018	91,281
Inactive Status	27,143	27,065	26,550	26,502	27,243	26,841	26,645	26,489	26,812	27,475	27,555	28,134	27,703
Total Sales Agents	110,398	111,441	112,030	112,617	113,421	113,767	114,760	115,430	116,468	117,200	117,453	118,152	118,984
Total Active	126,513	127,622	128,682	129,339	129,357	130,057	131,237	132,021	132,789	132,837	133,021	133,188	134,496
Total Inactive	28,538	28,472	27,968	27,926	28,677	28,273	28,065	27,886	28,199	28,876	28,973	29,573	29,168
Total Brokers/Sales Agents	155,051	156,094	156,650	157,265	158,034	158,330	159,302	159,907	160,988	161,713	161,994	162,761	163,664
Inspector License Holders													
	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16
Professional Inspectors(active)	2,318	2,327	2,354	2,367	2,379	2,419	2,433	2,446	2,489	2,495	2,536	2,569	2,595
Real Estate Inspectors (active)	118	119	120	121	123	124	125	123	124	124	123	121	126
Apprentice Inspectors(active)	114	114	114	113	124	125	122	127	130	132	134	139	141
Professional Inspectors(inactive)	514	501	497	494	496	487	477	470	465	481	490	497	493
Real Estate Inspectors(inactive)	12	13	15	16	16	15	14	14	12	14	14	16	16
Apprentice Inspectors(inactive)	22	27	27	26	25	24	25	22	21	20	20	19	19
Total Active	2,550	2,560	2,588	2,601	2,626	2,668	2,680	2,696	2,743	2,751	2,793	2,829	2,862
Total Inactive	548	541	539	536	537	526	516	506	498	515	524	532	528
Total Inspectors	3,098	3,101	3,127	3,137	3,163	3,194	3,196	3,202	3,241	3,266	3,317	3,361	3,390
Easement & Right-of-way Registrants													
	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16
ERW Registrants													
Businesses	53	51	47	47	44	44	44	46	45	45	46	44	46
Individuals	2,116	2,132	2,151	2,137	2,149	2,125	2,145	2,169	2,173	2,193	2,202	2,169	2,222
Total Registrants	2,169	2,183	2,198	2,184	2,193	2,169	2,189	2,215	2,218	2,238	2,248	2,213	2,268
Total License Holders and Registrants													
	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16
License Holders & Registrants	160,318	161,378	161,975	162,586	163,390	163,693	164,687	165,324	166,447	167,217	167,559	168,335	169,322

Education & Licensing Services Division - TREC: L3 Report

Real Estate Examination Activity - YTD Comparison

FEBRUARY 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	8,338	331	5,893	232
Examinations Failed	8,838	335	6,273	264
Examinations Taken	17,176	666	12,166	496
Applicants Examined	10,477	404	7,408	303
Passed on First Attempt	5,075	202	3,766	146
Examination Pass Rate	48.5%	49.7%	48.4%	46.8%
Applicant Pass Rate	79.6%	81.9%	79.5%	76.6%
First Attempt Pass Rate	48.4%	50.0%	50.8%	48.2%

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	12	262	21	166
Examinations Failed	30	233	18	118
Examinations Taken	42	495	39	284
Applicants Examined	27	340	27	215
Passed on First Attempt	4	167	14	135
Examination Pass Rate	28.6%	52.9%	53.8%	58.5%
Applicant Pass Rate	44.4%	77.1%	77.8%	77.2%
First Attempt Pass Rate	14.8%	49.1%	51.9%	62.8%

Education & Licensing Services Division - L4 Report

Instructor Distribution

FEBRUARY 2016

Approved Real Estate Instructor Distribution

	Feb 15	Mar 15	Apr 15	May 15	June 15	July 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16
CE Electives Only - Real Estate	2,565	2,611	2,657	2,690	2,726	2,747	2,784	2,806	2,843	2,852	2,876	2,888	2,914
Qualifying and CE Electives	1,219	1,227	1,280	1,289	1,300	1,304	1,314	1,324	1,335	1,348	1,359	1,361	1,367
CE Legal Update*	493	495	497	497	498	498	497	497	497	497	497	n/a	n/a
CE Ethics*	492	494	497	497	498	498	497	497	497	497	497	n/a	n/a
Broker Responsibility	248	246	248	259	260	260	260	261	262	262	267	267	267
CE Legal Update I and II												540	541

*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

	Feb 15	Mar 15	Apr 15	May 15	June 15	July 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16
ICE Electives Only - Inspector	20	20	21	24	23	23	23	24	24	26	31	32	35
Qualifying and ICE Electives	76	77	81	91	94	96	96	104	101	92	89	90	94
Texas SOP/Legal/Ethics Update	23	24	27	27	27	29	31	34	35	38	41	41	42
Ride Along Course	21	22	24	24	25	28	31	34	35	38	40	40	41

Standards & Enforcement Services Division - TREC: E1 Report

Case Status

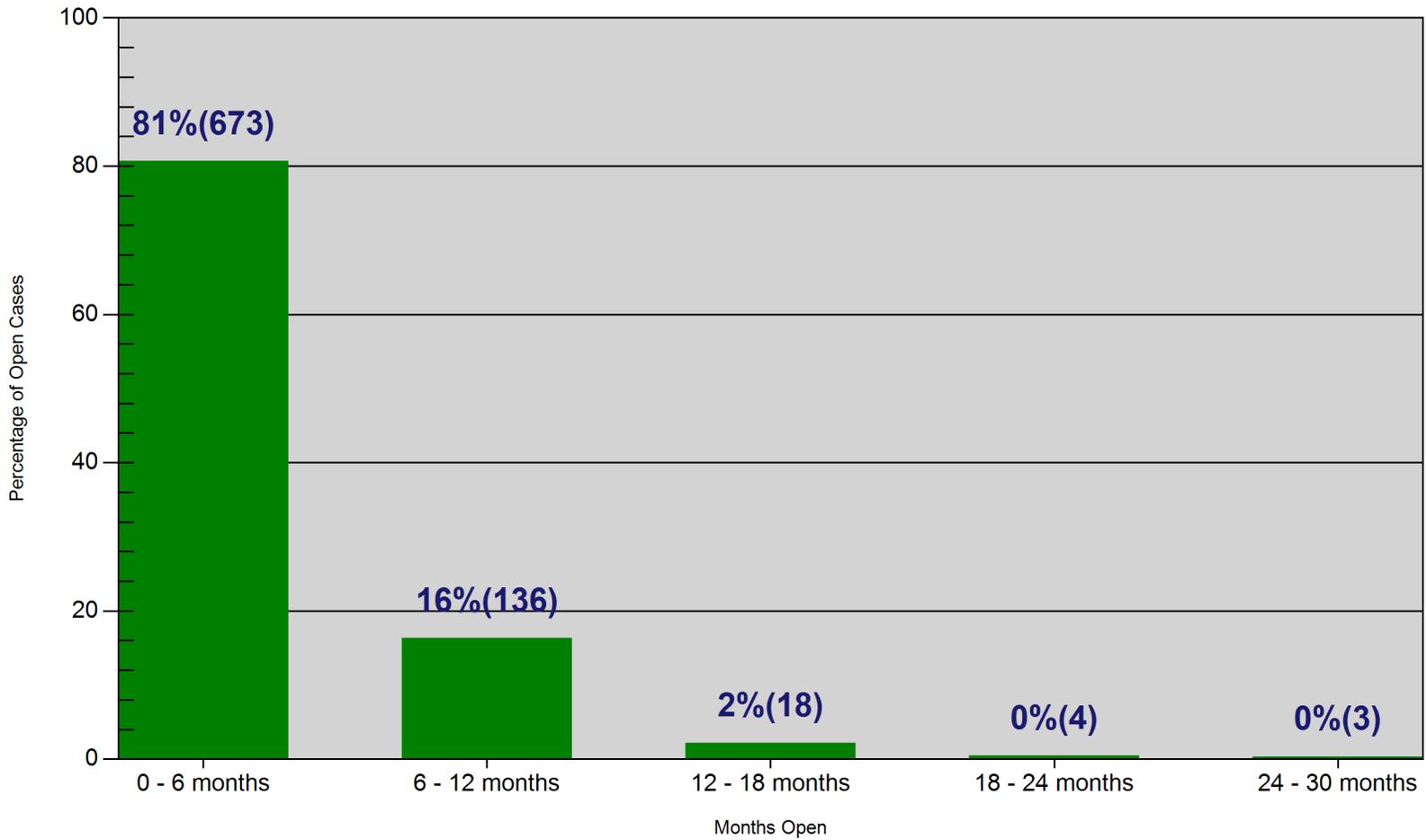
FY 2016

	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	205	237	184	150	183	174							1133
Broker/Sales	87	112	74	76	70	68							487
Inspector	6	8	2	0	5	9							30
Timeshare	4	3	4	4	2	4							21
Unlicensed Activity	5	8	1	5	7	5							31
Residential Service Company	9	3	10	1	18	5							46
No Jurisdiction	8	11	12	8	9	7							55
Application Investigation	56	57	49	30	34	25							251
MCD Inquiry	30	35	31	24	37	48							205
Other	0	0	1	2	1	3							7
Closed During Month	200	206	187	171	162	216							1142
Complaint Withdrawn	1	1	5	3	1	3							14
Cease & Desist Issued	0	0	1	0	0	0							1
Disciplinary Action	37	32	29	28	33	56							215
Failure to Go Forward	19	11	6	14	17	18							85
Insufficient Evidence	27	36	29	28	25	28							173
Matter Settled	12	12	8	8	7	8							55
No Jurisdiction	17	28	28	26	18	30							147
No Violation	6	1	4	3	2	4							20
Application Investigation	53	43	47	34	24	20							221
MCD Inquiries	26	40	28	23	35	48							200
Other	2	2	2	4	0	1							11
Open at Beginning of Month						653							
Received During Month						174							
Closed During Month						216							
Open at End of Month						611							
Received During Fiscal Year						1133							
Closed During Fiscal Year						1142							

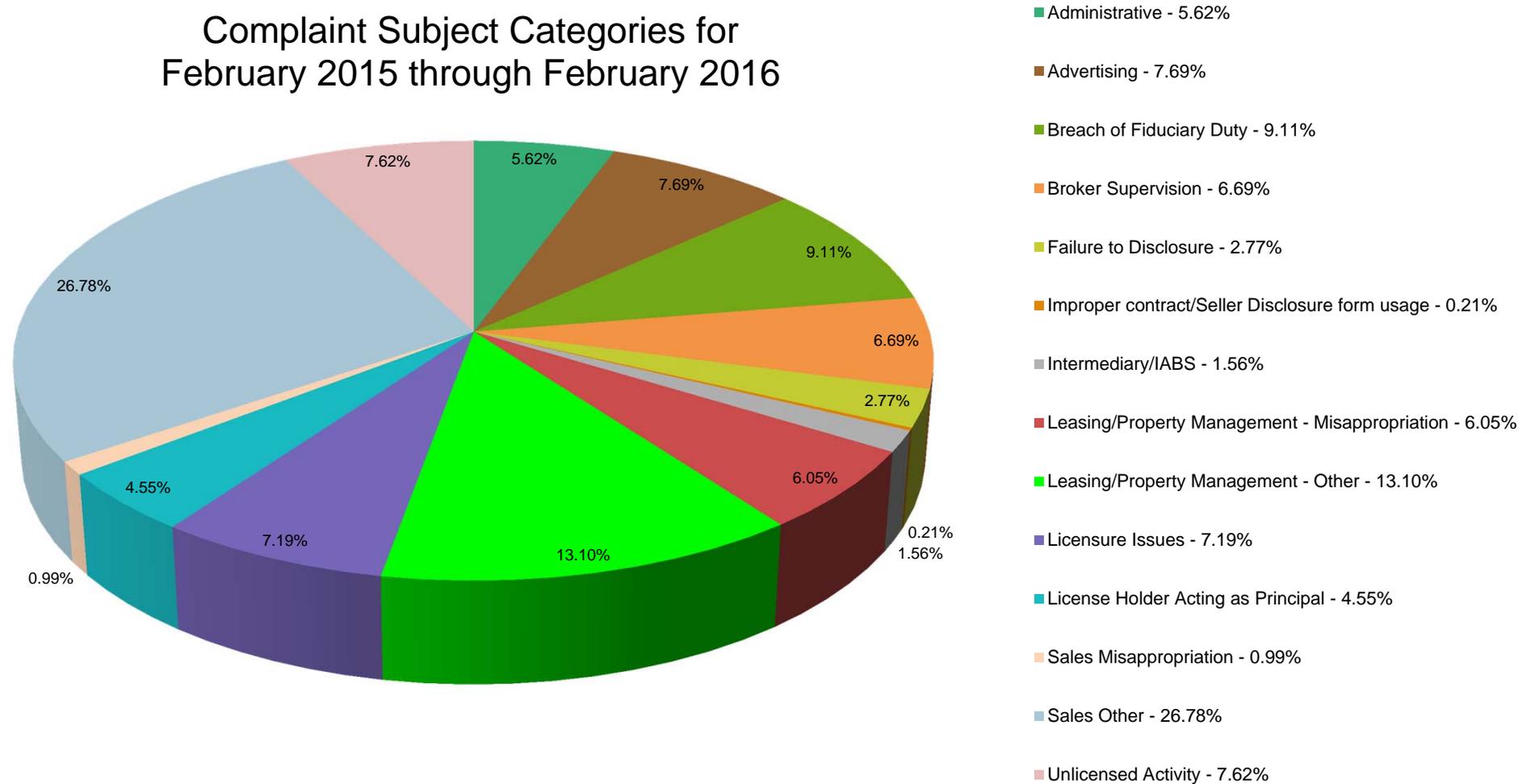
Standards & Enforcement Services Division - TREC: E2 Report

Open Case Aging Report

as of 2/29/2016



Complaint Subject Categories for February 2015 through February 2016



Complaint Subject Categories by Month

Subject Matter Categories	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	YTD
Administrative <i>Bad check, contact information, uncooperative, etc.</i>	5	13	12	6	4	4	5	4	3	7	4	4	8	5.62%
Advertising <i>Includes misleading & dba</i>	12	12	6	11	11	9	9	9	6	7	4	8	4	7.69%
Breach of Fiduciary Duty <i>Including false promise</i>	6	7	7	8	10	13	16	14	9	6	5	9	18	9.11%
Broker Supervision	14	8	5	10	6	7	6	4	7	11	3	7	6	6.69%
Failure to Disclose	2	5	1	0	2	4	6	3	4	1	2	4	5	2.77%
Improper contract/Seller Disclosure form usage	0	1	0	0	1	0	0	0	0	0	0	0	1	0.21%
Intermediary/IABS	1	4	2	3	1	5	2	0	3	0	0	1	0	1.56%
Leasing/Property Management - Misappropriation	13	15	8	5	11	4	7	4	2	8	3	2	3	6.05%
Leasing/Property Management - Other <i>Includes negligence, referral, etc.</i>	23	22	20	9	12	9	25	14	13	11	7	9	10	13.10%
Licensure Issues <i>Criminal background check, disapprovals, probationary license, etc.</i>	10	13	7	6	7	16	6	7	7	6	9	4	3	7.19%
License Holder Acting as Principal	6	1	3	5	9	3	4	1	9	5	4	6	8	4.55%
Sales Misappropriation <i>Other than Leasing/Property Management - Misappropriation</i>	2	1	2	1	2	1	2	0	2	1	0	0	0	0.99%
Sales Other <i>Includes negligence, rebate, referral, earnest money, etc. (other than Leasing/Property Management - Other)</i>	30	22	25	31	29	25	47	30	30	40	21	24	22	26.78%
Unlicensed Activity	15	6	14	5	6	11	8	5	9	5	5	7	11	7.62%
Total	139	130	112	100	111	111	143	95	104	108	67	85	99	1404

Information Technology Services Division
Electronic Information Outlet Statistics

February 2016

Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	3,613,549	18,421,491 *	15,891,960
Total Monthly Unique Visitors	169,285	732,359 *	787,349

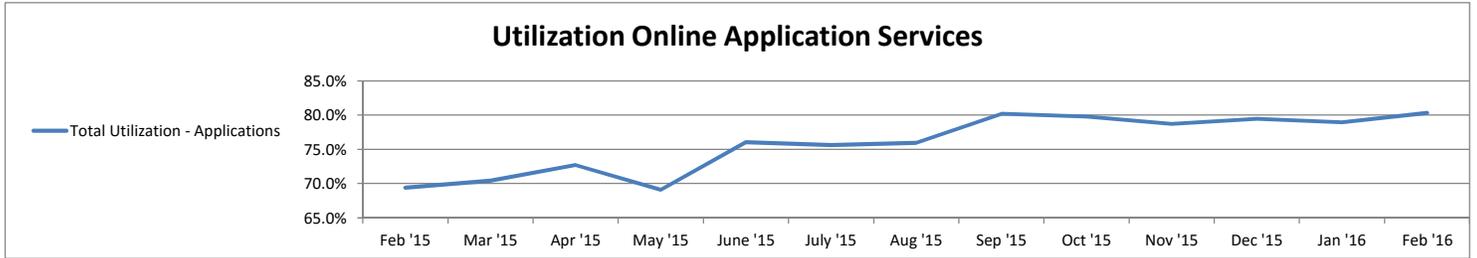
Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	1606	1290	80.3%	79.6%	77.1%
Broker Application	69	44	63.8%	62.2%	53.3%
Salesperson Application	1466	1210	82.5%	82.2%	80.1%
Corporate Entity Application	71	36	50.7%	45.4%	45.1%
Renewals	4726	4550	96.3%	96.5%	94.8%
Broker Renewals	1190	1128	94.8%	94.9%	93.4%
Salesperson Renewal	3105	3023	97.4%	97.5%	95.8%
Corporate Entity Renewals	349	324	92.8%	94.2%	93.3%
Professional Inspector Renewals	43	38	88.4%	92.5%	87.6%
Real Estate Inspector Renewals	1	0	0.0%	88.9%	68.4%
Apprentice Inspector Renewals	0	0		100.0%	81.8%
Easement ROW Business Renewals	0	0		100.0%	85.7%
Easement ROW Individual Renewals	38	37	97.4%	91.4%	89.3%
Sponsorship Transactions	5124	4602	89.8%	91.2%	88.9%
Additions	2318	2156	93.0%	96.5%	93.6%
Removals	2806	2446	87.2%	86.1%	84.4%

*Due to an outage the reported web statistics do not include data from the month of December.

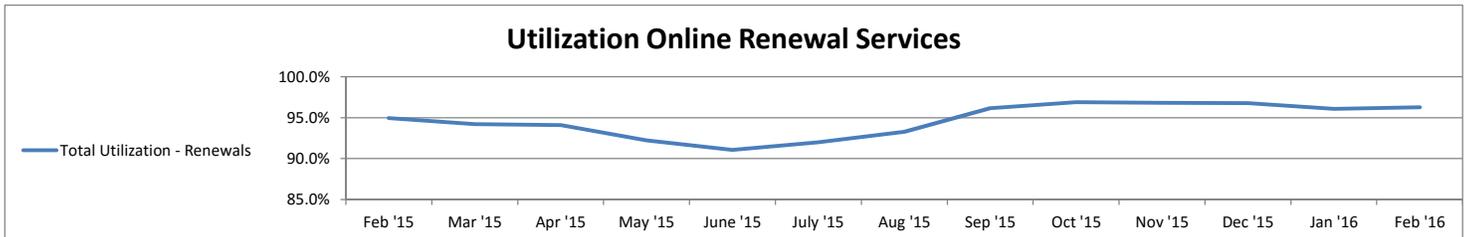
Information Technology Services Division
Electronic Information Outlet Statistics

February 2016

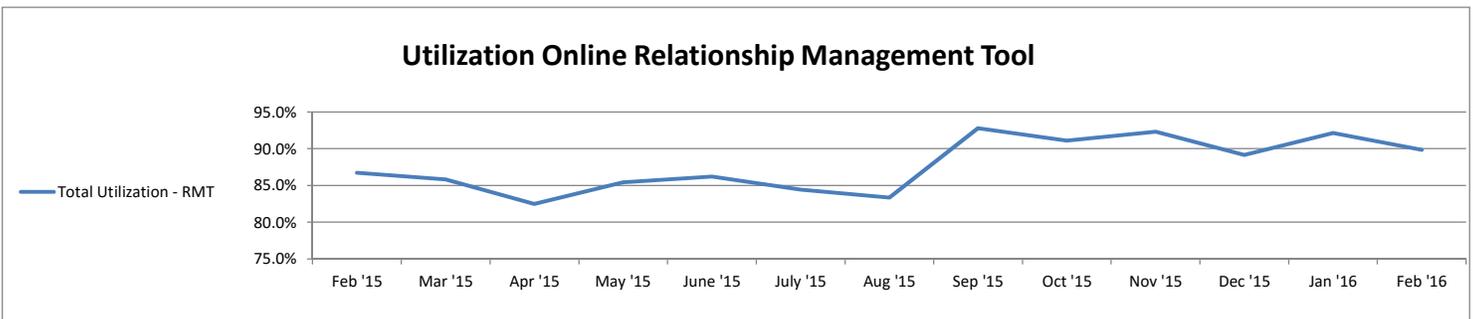
Applications	Feb '15	Mar '15	Apr '15	May '15	June '15	July '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16
Broker Application	41.8%	45.3%	50.0%	50.0%	39.7%	57.7%	55.7%	64.8%	50.6%	67.8%	68.4%	59.7%	63.8%
Salesperson Application	73.2%	74.5%	76.3%	71.2%	79.1%	78.1%	79.2%	82.3%	82.3%	81.7%	82.3%	81.8%	82.5%
Broker Organization Applications	34.1%	28.0%	37.9%	45.9%	35.9%	38.5%	33.8%	46.7%	46.9%	38.4%	40.8%	48.8%	50.7%
Total Utilization - Applications	69.4%	70.4%	72.7%	69.1%	76.1%	75.6%	76.0%	80.2%	79.8%	78.7%	79.4%	79.0%	80.3%



Renewals	Feb '15	Mar '15	Apr '15	May '15	June '15	July '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16
Broker Renewals	94.2%	91.6%	92.9%	89.4%	90.0%	90.3%	91.7%	94.4%	95.0%	95.4%	94.7%	95.4%	94.8%
Salesperson Renewal	95.6%	95.6%	95.2%	93.4%	91.8%	93.4%	94.3%	97.3%	97.7%	97.6%	97.8%	97.0%	97.4%
Broker Organization Renewal	93.2%	90.8%	91.5%	94.2%	90.2%	82.6%	92.1%	94.7%	94.9%	95.4%	95.7%	92.1%	92.8%
Professional Inspector Renewals	87.5%	94.0%	86.4%	89.0%	86.8%	89.6%	89.9%	85.2%	95.6%	92.6%	96.0%	95.2%	88.4%
Real Estate Inspector Renewals	100.0%	75.0%	100.0%	100.0%	40.0%	75.0%	100.0%	75.0%	100.0%	100.0%	100.0%	100.0%	0.0%
Apprentice Inspector Renewals	0.0%	0.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%
Easement ROW Business Renewals	100.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	100.0%	0.0%
Easement ROW Individual Renewals	93.8%	94.3%	86.1%	96.8%	92.6%	94.7%	90.9%	88.2%	97.0%	94.4%	82.5%	89.7%	97.4%
Total Utilization - Renewals	95.0%	94.2%	94.1%	92.2%	91.1%	92.0%	93.3%	96.1%	96.9%	96.8%	96.8%	96.1%	96.3%



RMT	Feb '15	Mar '15	Apr '15	May '15	June '15	July '15	Aug '15	Sep '15	Oct '15	Nov '15	Dec '15	Jan '16	Feb '16
Sponsorship Invitations	91.8%	91.4%	92.6%	91.3%	89.4%	91.0%	97.4%	96.5%	96.7%	96.2%	97.7%	97.5%	93.0%
Sponsorship Removals	81.6%	79.5%	72.2%	79.6%	83.8%	77.7%	70.7%	88.8%	85.1%	88.0%	81.5%	87.1%	87.2%
Total Utilization - RMT	86.7%	85.8%	82.5%	85.4%	86.2%	84.4%	83.4%	92.8%	91.1%	92.3%	89.1%	92.1%	89.8%



Staff & Support Services Division

TREC Budget Status Report

February 2016

6/12 = 50.00%

Expenditure Category	Budget FY2016	Expenditures	Balance	Budget % Remaining	Comments
Salaries & Wages	\$5,027,538	2,354,247	\$2,673,291	53.2%	
Employee Benefits	\$1,570,659	735,425	835,234	53.2%	
Retiree Insurance	\$399,000	169,226	229,774	57.6%	
Other Personnel Costs	\$215,075	53,490	161,585	75.1%	Lump sum budget not expended yet
Professional Fees & Services	\$364,575	46,267	318,308	87.3%	OAG, Internal Audit, RSC Reviews & Audits
Consumables	\$20,000	7,188	12,812	64.1%	
Utilities	\$9,900	2,372	7,528	76.0%	
Travel	\$61,200	12,703	48,497	79.2%	
Office and Space Rent	\$177,820	125,245	52,575	29.6%	Office rent paid for the year.
Equipment Rental	\$57,404	8,872	48,532	84.5%	PC lease of \$15K will be expended in Mar FY16
Registration & Membership	\$42,235	7,889	34,346	81.3%	ITS training and Attorney CLE budgets not expended yet
Maintenance & Repairs	\$237,575	124,711	112,864	47.5%	Versa annual maintenance, network security service, JIRA maintenance, hourly support services for Drupal; Versa Recurring maintenance and Customization budgets not expended yet
Reproduction & Printing	\$1,300	1,885	(585)	-45.0%	Restocked brown kraft envelopes not in budget for Enf, Licensing, and Admin
Contract Services	\$64,400	28,027	36,373	56.5%	Staff placement fees for \$10K for John and Alex in ITS
Postage	\$17,600	6,140	11,460	65.1%	
Supplies & Equipment	\$116,575	54,440	62,135	53.3%	Dell Poweredge Server, Veeam Backup & replication for Hyper V, networking switch along with 3 yr support agreement
Communication Services	\$62,726	15,541	47,185	75.2%	may have overbudgeted for local and internet services for FY16; expended \$11K for them as of Feb FY16, agency budgeted \$49K for FY16 for these services
Other Operating Expenses	\$19,000	14,125	4,875	25.7%	Workers' Compensation Assessment, Bank fees from Trust, PMP certification for Tom Watson
Subtotal -Operations Expenditures	8,464,582	3,767,792	4,696,790	55.5%	
DPS Criminal History Background Checks	400	1,251	(851)	-212.8%	Actual expenditures for year valid; new changes implemented into the application that retrieves a criminal history report triggered expenditures; upcoming changes to this process in near future will eliminate charges from DPS.
Statewide Cost Allocation Plan (SWCAP)	230,000	114,948	115,052	50.0%	
Contribution to General Revenue	720,000	360,000	360,000	50.0%	% allocated monthly but pmt not due until 8/31/16
Subtotal - Nonoperational Expenditures	950,400	476,199	474,201	49.9%	
Total Expenditures	\$9,414,982	\$4,243,991	\$5,170,991	54.9%	

Revenue	FY2016 Projected	Revenue Collected	Revenue Remaining to be Collected	Revenue % Remaining to be Collected	Comments
License Fees	\$9,657,673	5,667,633	\$3,990,040	41.3%	Increase in sales and broker applications and renewals; also received fees of \$126K in January & February 2016 for RSC annual reporting
Miscellaneous Revenue	\$311,870	229,459	\$82,411	26.4%	Revenue from Exam Admin Fees are higher than projected.
Total Revenue	\$9,969,543	\$5,897,092	\$4,072,451	40.8%	

Revenue Over/(Under) Expenditures & Transfers	\$554,561	\$1,653,101			
----------------------------------------------------------	------------------	--------------------	--	--	--

Staff Services Division

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

February 2016

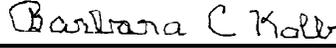
Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/04/2014	750,000.00	753,637.30	750,120.00	82.50	750,202.50	788.93	U.S. T-Notes, 0.50%	06/15/2016
12/24/2015	2,250,000.00	2,248,675.88	2,249,910.00	(787.50)	2,249,122.50	2,958.50	U.S. T-Notes, 0.63%	12/15/2016
07/16/2015	1,000,000.00	1,008,393.34	1,001,910.00	(110.00)	1,001,800.00	4,038.46	U.S. T-Notes, 0.88%	09/15/2016
12/24/2015	1,000,000.00	1,001,201.07	1,000,740.00	(310.00)	1,000,430.00	3,461.54	U.S. T-Notes, 0.75%	03/15/2017
Totals	\$ 5,000,000.00	\$ 5,011,907.59	\$ 5,002,680.00	\$ (1,125.00)	\$ 5,001,555.00	\$ 11,247.43		

Receipts:	Current Month	FY2016 Cumulative Total
Treasury Note Earnings	0.00	7,187.50

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
February 2016

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	99,943.00	38.00	99,981.00	73.49	U.S. T-Notes, 0.250%	05/15/2016
06/22/2015	250,000.00	250,453.60	250,040.00	27.50	250,067.50	262.98	U.S. T-Notes, 0.500%	06/15/2016
06/22/2015	250,000.00	252,014.27	250,477.50	(27.50)	250,450.00	1,009.62	U.S. T-Notes, 0.880%	09/15/2016
11/17/2015	350,000.00	350,858.04	349,986.00	(122.50)	349,863.50	460.21	U.S. T-Notes, 0.630%	12/15/2016
11/17/2015	350,000.00	350,741.44	350,259.00	(108.50)	350,150.50	1,211.54	U.S. T-Notes, 0.750%	03/15/2017
Totals	\$ 1,300,000.00	\$ 1,303,983.48	\$ 1,300,705.50	\$ (193.00)	\$ 1,300,512.50	\$ 3,017.84		

	Current Month	Cumulative Totals
Receipts:		
License's Remittances to Recovery Fund	\$ 22,010.00	\$ 7,495,679.83
Interest Realized	162.70	6,142,899.50
Repayments to Recovery Fund (Principal and Interest)	1,378.00	1,605,867.25
Administrative Penalties	17,255.00	1,690,778.03
Total Received	\$ 40,805.70	\$ 16,935,224.61
Disbursements:		
Investments Purchased (Offset by Matured Security)	\$ 0.00	1,383,217.09
Accrued Interest Purchased	0.00	2,158.55
Payments from Recovery Fund	87,500.00	14,750,882.02
Administrative Costs	201.93	18,992.86
Total Disbursed	\$ 87,701.93	\$ 16,155,250.52
Cash Balance	(46,896.23)	779,974.09
Investment Ending Market Value	(Current Month)	1,300,512.50
Total Portfolio		2,080,486.59
Reserved for Investment		0.00
Reserved for Potential Payments Within 90 Days		(808,805.00)
Balance		\$ 1,271,681.59

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

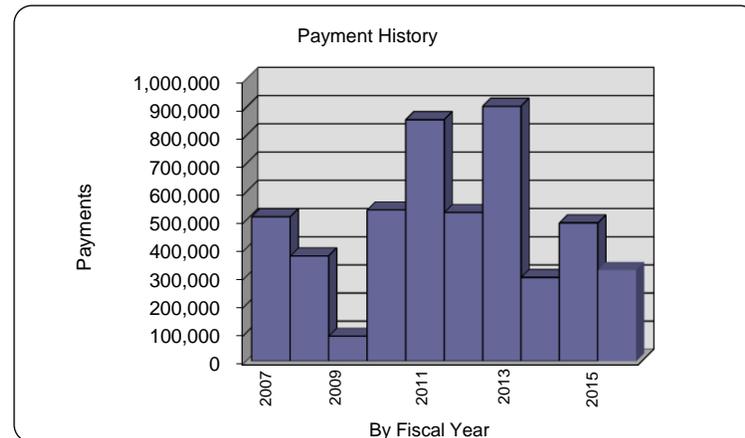
Payments and Repayments

February 2016

Month-Year	Payment Total	Repayment Total	Admin Penalties Total	Rider/Admin Disbursements	Payments FY2016-To-Date	Number of Claims FY2016
February 2015	50,000.00	836.50	8,906.00	0.00	0.00	0
March 2015	158,504.46	676.00	27,525.00	263.24	0.00	0
April 2015	5,477.35	538.00	13,650.00	3.00	0.00	0
May 2015	168,175.41	5,858.00	24,813.15	102.60	0.00	0
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
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
	724,625.93	104,754.22	244,763.45	1,193.20	323,762.41	11

**Potential Payments*
Next 3 Months (808,805.00)**

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	11	323,762.41
Total	751	\$14,750,882.02



*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)
February 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	249,990.00	(87.50)	249,902.50	328.72	U.S. T-Notes, 0.63%	12/15/2016
11/17/15	300,000	301,092.40	300,564.00	(108.00)	300,456.00	108.17	U.S. T-Notes, 0.88%	08/15/2017
Totals	<u>\$ 550,000</u>	<u>\$ 551,610.56</u>	<u>\$ 550,554.00</u>	<u>\$ (195.50)</u>	<u>\$ 550,358.50</u>	<u>\$ 436.89</u>		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Balance	\$ 53,749.35	\$	\$ 53,749.35
Receipts:			
Licenses' Remittances to Recovery Fund		\$ 440.00	
Interest Realized (includes accruals)		11.41	
Treasury Note Semi-Annual Interest		1,312.50	
Repayments		0.00	
Administrative Penalties		400.00	
Investments Matured		0.00	
Total Received in Current Month			\$ 2,163.91
Disbursements:			
Investments Purchased	\$	0.00	
Payments from Recovery Fund		0.00	
* Cash Transfer Trust to Treasury		0.00	
Administrative Costs		30.71	
Total Disbursed in Current Month			\$ 30.71
Total Cash			\$ 55,882.55
Reserved for Potential Payment within 90 Days			(37,500.00)
Unobligated Fund Balance			\$ 18,382.55
Investment Ending Market Value			550,358.50
Balance			\$ 568,741.05

Payment History

Fiscal Year	Number of Payments	Total Payments
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	0	0.00
Total	51	\$ 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