TREC

TEXAS REAL ESTATE COMMISSION

Staff Reports for December 2018

Reception and Communication Services Division

Incoming Calls

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	FYTD Total 2019
Total Calls Presented	19,428	21,786	16,088	14,711									
% TREC	95%	95%	95%	95%									
% TALCB	5%	5%	5%	5%									
Total Calls Handled	16,272	18,338	14,388	12,697									
Calls Abandoned	3,155	3,445	1,681	2,012									
% of Abandoned Calls	16.24%	15.81%	10.45%	13.68%									

Walk Ins

	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	FYTD Total 2019
Licensing	166	181	147	120									
Education	16	22	13	11									
Inspector	12	12	12	12									
Enforcement	14	16	7	3									
TALCB Lic	**7**	**8**	**7**	**7**									
TALCB Enf	**1**	**2**	**5**	**3**									
Total	216	241	191	156	0	0	0	0	0	0	0	0	**804**

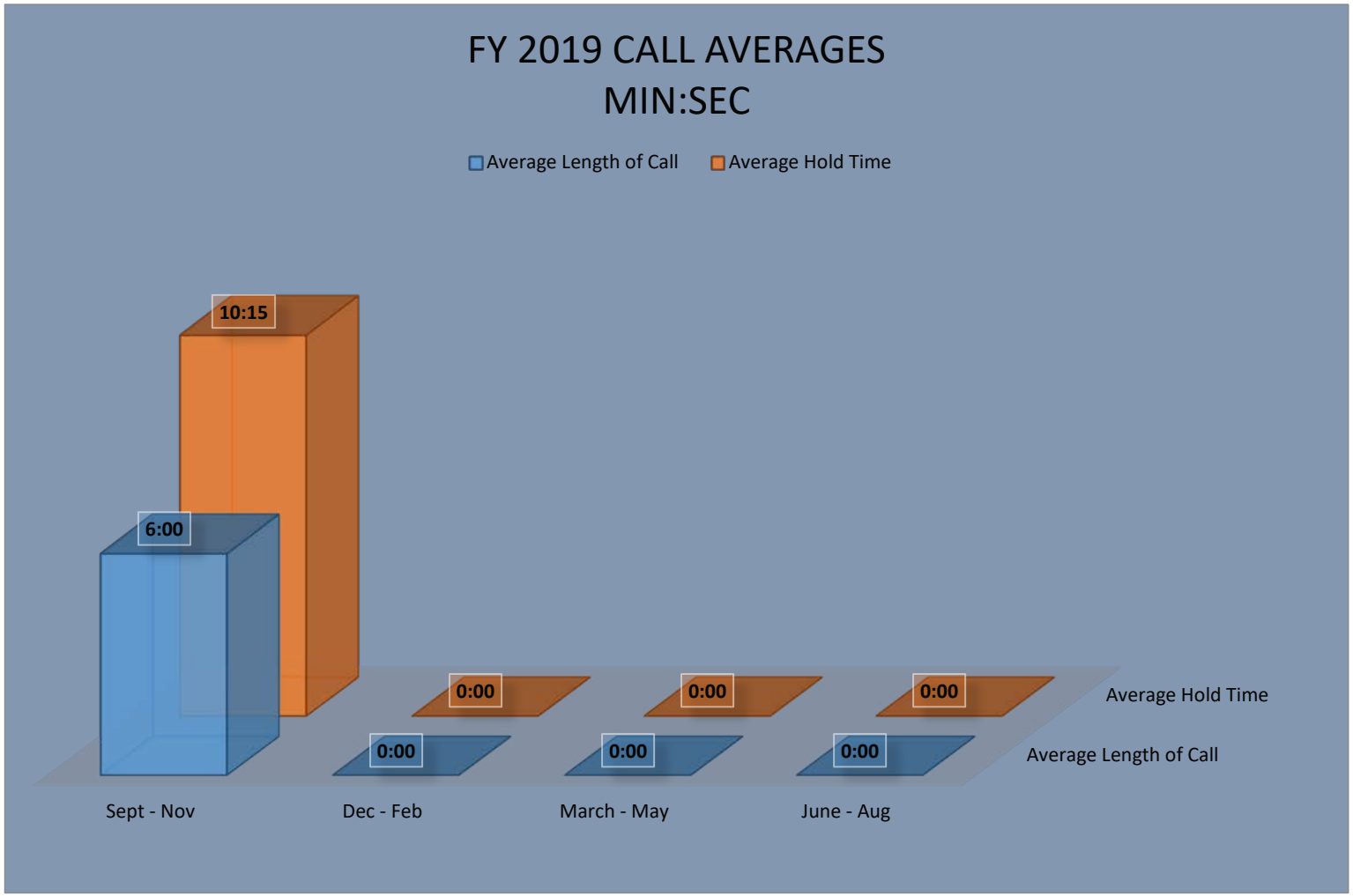
Emails

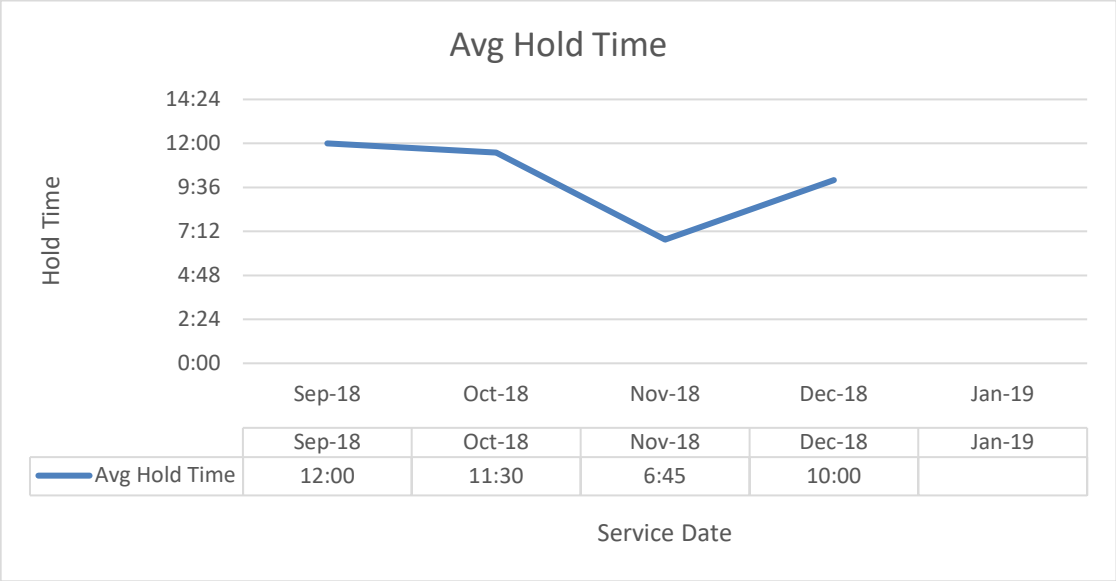
	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	FYTD Total 2019
Licensing	4,394	4,824	3,149	2,307									
Education	240	329	172	108									
Inspector	130	173	129	103									
Enforcement	288	311	192	167									
TALCB Lic	**226**	**264**	**225**	**127**									
TALCB Enf	**13**	**18**	**7**	**6**									
Total	5,291	5,919	3,874	2,818	0	0	0	0	0			0	**17,902**

C1 Report
FY2019

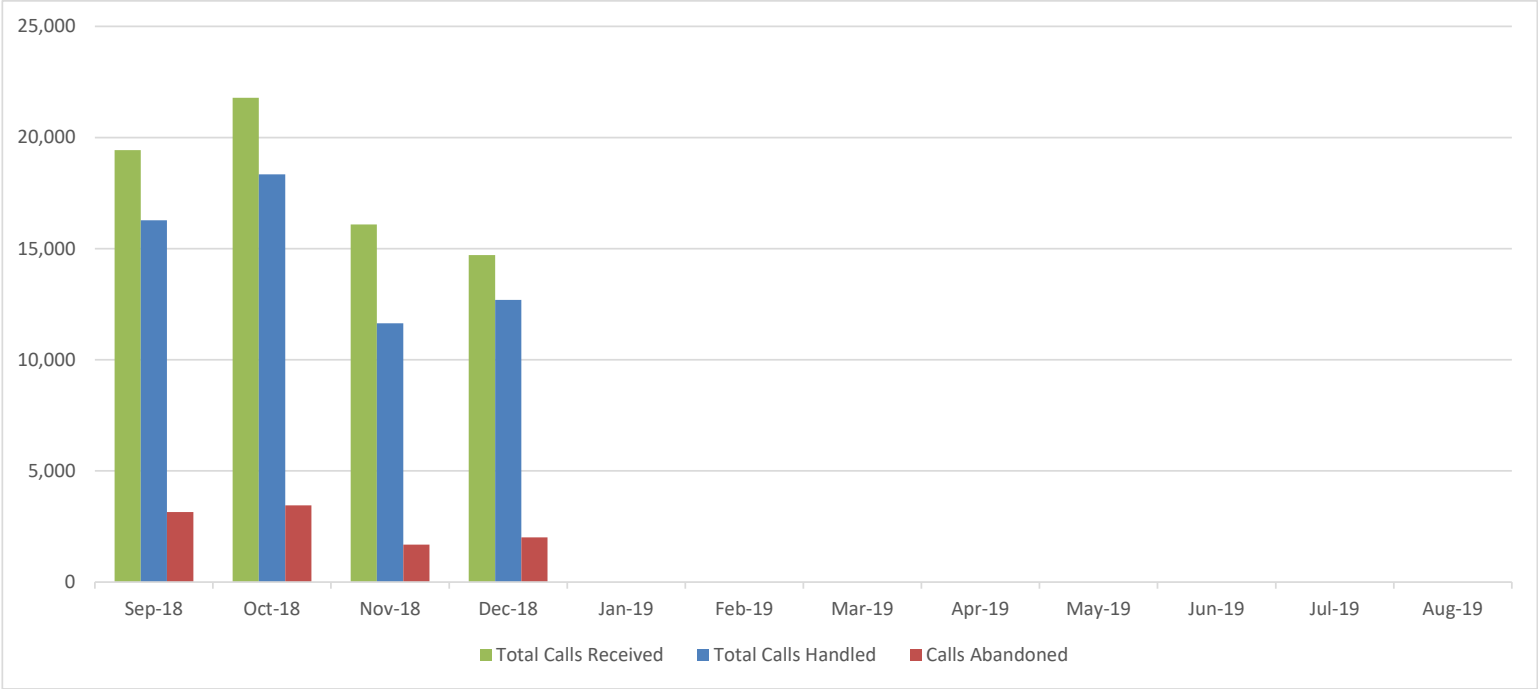
Customer Service Surveys
FY 2019

Month	# Received		Total	Comments With Contact Information	Top Three (3) Comments	# Resolved	# Unresolved
	TREC	TALCB					
September	38	3	41	13	Customer Service Website Application Processing/Hold Time	13	
October	30	1	31	12	Website/Customer Service/Application Processing	12	
November	20	4	24	7	Website/Customer Service/Application Processing	7	
December	13	0	13	8	Customer Service / Website & Application Processing	13	
January							
February							
March							
April							
May							
June							
July							
August							
Grand Total	101	8	109	40		45	0


FY 2019 CALL AVERAGES
MIN:SEC
Average Length of Call
Average Hold Time
10:15
6:00
0:00
0:00
0:00
0:00
0:00
0:00
Average Hold Time
Average Length of Call
Sept - Nov
Dec - Feb
March - May
June - Aug



	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19
Avg Hold Time	12:00	11:30	6:45	10:00	


25,000
20,000
15,000
10,000
5,000
0
Sep-18
Oct-18
Nov-18
Dec-18
Jan-19
Feb-19
Mar-19
Apr-19
May-19
Jun-19
Jul-19
Aug-19
Total Calls Received
Total Calls Handled
Calls Abandoned

C4

Education & Licensing Services Division

Fiscal Year Comparison

Fiscal Year 2019 - Year-to-Date
December

	Last YTD 09/17 – 12/17	This YTD 09/18– 12/18	Change Count	Change Percent
Applications Received				
Broker Original Applications Received	932	943	11	1.18%
Sales Agent Original Applications Received	6,793	6,988	195	2.87%
Total Original Applications	7,725	7,931	206	2.67%
Broker Reinstatement Applications Received	51	64	13	25.49%
Sales Agent Reinstatement Applications Received	306	404	98	32.03%
Total Reinstatement Applications Received	357	468	111	31.09%
Licenses Issued from Applications				
Broker Licenses from Original Applications	770	1,006	236	30.65%
Sales Agent Licenses from Original Applications	6,811	7,295	484	7.11%
Total Licenses from Original Applications	7,581	8,301	720	9.50%
Broker Licenses from Reinstatement Applications	69	81	12	17.39%
Sales Agent Licenses from Reinstatement Applications	290	441	151	52.07%
Total Licenses from Reinstatement Applications	359	522	163	45.40%

	Last YTD	% Renewed	This YTD	% Renewed
Renewal Activity				
Broker Renewals and Percentage	5,327	86.12%	6,143	93.50%
Sales Agent Renewals and Percentage	12,707	75.05%	14,288	83.90%
*****Total Renewals from Broker and Sales***	18,034	78.01%	20,431	86.58%

Education & Licensing Services Division

Fiscal Year Comparison

Fiscal Year 2019 - Year-to-Date
December

	Last YTD 09/17 – 12/17	This YTD 09/18 - 12/18	Change Count	Change Percent
Applications Received				
Professional Inspector Original Applications Received	266	149	-117	-43.98%
Real Estate Inspector Original Applications Received	3	1	-2	-66.67%
Apprentice Inspector Original Applications Received	36	24	-12	-33.33%
Total Original Applications	305	174	-131	-42.95%
Professional Inspector Reinstatement Applications	5	8	3	60.00%
Real Estate Inspector Reinstatement Applications	0	0	0	0.00%
Apprentice Inspector Reinstatement Applications	0	0	0	0.00%
Total Reinstatement Applications Received	5	8	3	60.00%
Licenses Issued from Applications				
Professional Inspector Licenses from Original Applications	247	254	7	2.83%
Real Estate Inspector Licenses from Original Applications	1	4	3	300.00%
Apprentice Inspector Licenses from Original Applications	25	30	5	20.00%
Total Licenses from Original Applications	273	288	15	5.49%
Professional Inspector Licenses from Reinstatement Applications	2	6	4	200.00%
Real Estate Inspector Licenses from Reinstatement Applications	0	0	0	0.00%
Apprentice Inspector Licenses from Reinstatement Applications	0	0	0	0.00%
Total Licenses from Reinstatement Applications	2	6	4	200.00%

	Last YTD	% Renewed	This YTD	% Renewed
Renewal Activity				
Professional Inspector Renewals and Percentage	219	68.44%	498	68.50%
Real Estate Inspector Renewals and Percentage	5	50.00%	13	59.09%
Apprentice Inspector Renewals and Percentage	2	25.00%	8	33.33%
*****Total Renewals from Inspectors***	226	66.86%	519	67.14%

Education & Licensing Services Division

License Holder and Registrant Status

DECEMBER 2018

Real Estate License Holders

	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18
Brokers													
Individual (Active)	33,265	33,276	33,305	33,081	33,029	33,003	32,973	32,860	32,862	32,814	32,802	32,812	32,778
Business Entities (Active)	10,478	10,488	10,547	10,436	10,474	10,544	10,606	10,654	10,718	10,736	10,832	10,901	10,936
Total Active Status	43,743	43,764	43,852	43,517	43,503	43,547	43,579	43,514	43,580	43,550	43,634	43,713	43,714
Inactive Status	1,594	1,616	1,650	1,582	1,591	1,574	1,555	1,648	1,620	1,629	1,625	1,619	1,628
Total Brokers	**45,337**	**45,380**	**45,502**	**45,099**	**45,094**	**45,121**	**45,134**	**45,162**	**45,200**	**45,179**	**45,259**	**45,332**	**45,342**
Sales Agents													
Active Status	105,051	104,877	105,590	105,594	106,567	107,121	107,109	107,755	108,989	109,580	110,096	110,481	109,823
Inactive Status	30,578	31,374	31,487	29,329	28,811	28,797	29,649	29,752	29,422	29,288	29,263	29,217	30,167
Total Sales Agents	**135,629**	**136,251**	**137,077**	**134,923**	**135,378**	**135,918**	**136,758**	**137,507**	**138,411**	**138,868**	**139,359**	**139,698**	**139,990**
Total Active	148,794	148,641	149,442	149,111	150,070	150,668	150,688	151,269	152,569	153,130	153,730	154,194	153,537
Total Inactive	32,172	32,990	33,137	30,911	30,402	30,371	31,204	31,400	31,042	30,917	30,888	30,836	31,795
Total Brokers/Sales Agents	**180,966**	**181,631**	**182,579**	**180,022**	**180,472**	**181,039**	**181,892**	**182,669**	**183,611**	**184,047**	**184,618**	**185,030**	**185,332**

Inspector License Holders

	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18
Inspector License Holders													
Professional Inspectors(active)	3,173	3,189	3,207	3,180	3,196	3,192	3,191	3,206	3,230	3,230	3,252	3,253	3,243
Real Estate Inspectors (active)	146	147	144	140	141	141	138	142	143	139	136	136	135
Apprentice Inspectors(active)	143	140	135	130	136	136	135	136	142	138	137	138	137
Professional Inspectors(inactive)	563	573	586	567	567	572	573	570	560	562	552	552	536
Real Estate Inspectors(inactive)	14	15	16	18	18	19	17	17	18	21	21	20	19
Apprentice Inspectors(inactive)	21	22	25	25	25	26	24	27	27	29	33	32	33
Total Active	3,462	3,476	3,486	3,450	3,473	3,469	3,464	3,484	3,515	3,507	3,525	3,527	3,515
Total Inactive	598	610	627	610	610	610	614	614	605	612	606	604	588
Total Inspectors	**4,060**	**4,086**	**4,113**	**4,060**	**4,083**	**4,084**	**4,078**	**4,098**	**4,120**	**4,119**	**4,131**	**4,131**	**4,103**

Easement & Right-of-way Registrants

	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18
ERW Registrants													
Businesses	46	46	44	42	45	49	49	49	51	49	53	54	54
Individuals	1,974	2,011	1,993	1,931	1,962	2,007	2,007	2,027	2,061	2,097	2,156	2,190	2,215
Total Registrants	**2,020**	**2,057**	**2,037**	**1,973**	**2,007**	**2,056**	**2,056**	**2,076**	**2,112**	**2,146**	**2,209**	**2,244**	**2,269**

Total License Holders and Registrants

	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18
License Holders & Registrants	**187,046**	**187,774**	**188,729**	**186,055**	**186,562**	**187,179**	**188,026**	**188,843**	**189,843**	**190,312**	**190,958**	**191,405**	**191,704**

Education & Licensing Services Division - TREC: L3 Report

Real Estate Examination Activity - YTD Comparison

DECEMBER 2018

Year-to-Date Comparison	2017		2018	
Real Estate				
	Sales Agent	Broker	Sales Agent	Broker
Examinations Passed	5,938	279	5,205	291
Examinations Failed	5,251	206	4,552	252
Examinations Taken	**11,189**	**485**	**9,757**	**543**
Applicants Examined	8,011	348	7,024	380
Passed on First Attempt	3,875	194	3,390	185
Examination Pass Rate	53.1%	57.5%	53.3%	53.6%
Applicant Pass Rate	74.1%	80.2%	74.1%	76.6%
First Attempt Pass Rate	48.4%	55.7%	48.3%	48.7%

Year-to-Date Comparison	2017		2018	
Inspectors				
	R.E. Inspector	Prof. Inspector	R.E. Inspector	Prof. Inspector
Examinations Passed	10	214	3	128
Examinations Failed	11	207	15	137
Examinations Taken	**21**	**421**	**18**	**265**
Applicants Examined	15	315	10	196
Passed on First Attempt	5	147	1	80
Examination Pass Rate	47.6%	50.8%	16.7%	48.3%
Applicant Pass Rate	66.7%	67.9%	30.0%	65.3%
First Attempt Pass Rate	33.3%	46.7%	10.0%	40.8%

Education & Licensing Services Division - L4 Report

Instructor Distribution

December 2018

Approved Real Estate Instructor Distribution

	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18
CE Electives Only - Real Estate	1421	1458	1523	1535	1568	1599	1603	1636	1658	1637	1675	1694	1684
Qualifying and CE Electives	657	672	683	675	677	681	682	688	702	708	716	726	729
Broker Responsibility	216	217	218	218	214	215	213	211	208	207	205	235	237
CE Legal Update I and II	388	393	397	387	383	385	404	405	400	398	396	397	407

Approved Inspector Instructor Distribution

	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18
ICE Electives Only – Inspector	44	38	39	39	38	33	34	33	33	32	32	35	33
Qualifying and ICE Electives	125	118	120	122	122	119	119	118	119	117	118	121	120
Texas SOP/Legal/Ethics Update	54	54	55	57	56	58	56	55	56	56	54	54	54
Ride Along Course	65	64	65	67	67	70	70	70	71	70	72	72	73

Standards & Enforcement Services Division - TREC: E1 Report

Case Status

FY 2019

	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	YTD
Received During Month	**519**	**520**	**412**	**326**									**1777**
Broker/Sales	133	144	119	91									487
Inspector	9	14	10	4									37
Timeshare	3	3	3	5									14
Unlicensed Activity	3	1	1	1									6
Residential Service Company	13	17	6	9									45
No Jurisdiction	12	20	19	8									59
Application Investigation	220	214	192	142									768
MCD Inquiry	125	106	58	66									355
Education Related	1	1	4	0									6

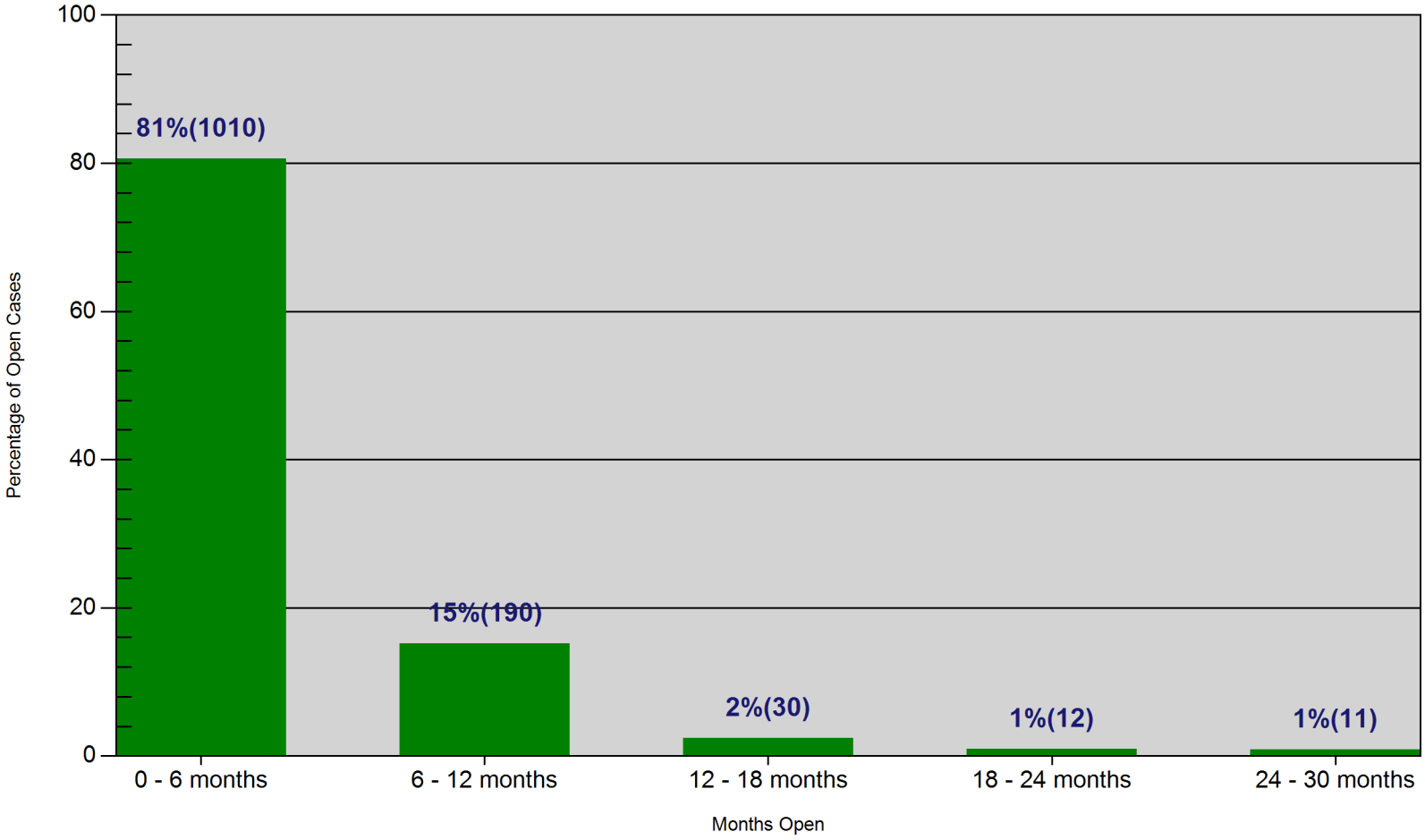
	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	YTD
Closed During Month	**453**	**537**	**500**	**353**									**1843**
Complaint Withdrawn	9	7	3	4									23
Cease & Desist Issued	0	1	0	0									1
Disciplinary Action	40	48	68	31									187
Failure to Go Forward	54	58	58	49									219
Insufficient Evidence	35	30	35	33									133
Matter Settled	13	11	14	13									51
No Jurisdiction	37	50	28	28									143
No Violation	7	9	7	6									29
Application Investigation	150	195	203	129									677
MCD Inquiries	103	118	81	56									358
Other	5	10	3	4									22

Open at Beginning of Month	1280
Received During Month	326
Closed During Month	353
Open at End of Month	**1253**
Received During Fiscal Year	**1777**
Closed During Fiscal Year	**1843**

Standards & Enforcement Services Division - TREC: E2 Report

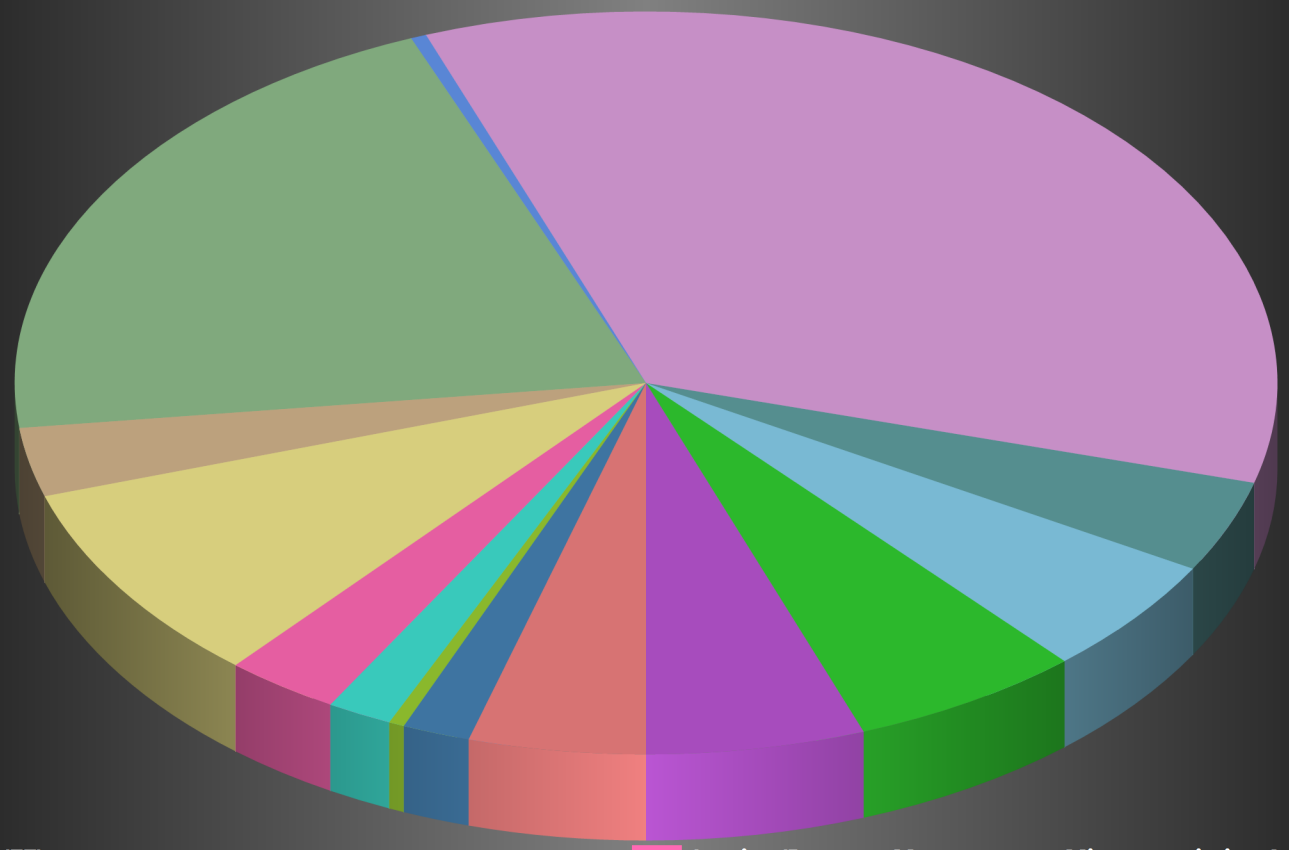
Open Case Aging Report

as of 12/31/2018



Complaint Subject Categories for December 2017 through December 2018

1500 Total Allegations



- Administrative 5.13 % (77)
- Advertising 5.93 % (89)
- Breach of Fiduciary Duties 5.60 % (84)
- Broker Supervision 4.53 % (68)
- Failure to Disclose 1.73 % (26)
- Improper Contract/Seller Disclosure form usage 0.40 % (6)
- Intermediary/IABS 1.67 % (25)
- Leasing/Property Management - Misappropriation 2.93 % (44)
- Leasing/Property Management - Other 8.80 % (132)
- License Holder Acting as Principal 3.00 % (45)
- Licensure Issues 20.87 % (313)
- Sales Misappropriation 0.40 % (6)
- Sales Other 35.00 % (525)
- Unlicensed Activity 4.00 % (60)

Complaint Subject Categories by Month															
Subject Matter Categories	**Dec-17**	**Jan-18**	**Feb-18**	**Mar-18**	**Apr-18**	**May-18**	**Jun-18**	**Jul-18**	**Aug-18**	**Sep-18**	**Oct-18**	**Nov-18**	**Dec-18**	**Total**	**YTD**
Administrative *Bad check, contact information, uncooperative, etc.*	1	4	2	12	5	9	8	5	13	9	2	3	4	77	**5.13%**
Advertising *Includes misleading & dba*	3	10	1	5	4	12	3	10	7	7	9	14	4	89	**5.93%**
Breach of Fiduciary Duty *Including false promise*	5	8	3	4	7	9	3	8	12	3	12	7	3	84	**5.60%**
Broker Supervision	2	6	0	2	5	6	4	10	8	3	12	7	3	68	**4.53%**
Failure to Disclose	1	1	2	5	3	1	5	2	0	2	2	1	1	26	**1.73%**
Improper contract/Seller Disclosure form usage *Including false promise*	1	0	0	1	2	0	0	2	0	0	0	0	0	6	**0.40%**
Intermediary/IABS	1	0	2	3	0	1	1	2	1	2	4	7	1	25	**1.67%**
Leasing/Property Management - Misappropriation	2	2	1	9	4	6	0	0	0	2	12	4	2	44	**2.93%**
Leasing/Property Management - Other *Includes negligence, referral, etc.*	8	9	6	9	11	15	10	11	9	9	19	9	7	132	**8.80%**
Licensure Issues *Criminal background check, denials, probationary license, etc.*	16	24	20	28	22	43	30	20	24	17	22	32	15	313	**20.87%**
License Holder Acting as Principal	1	4	3	2	3	7	3	6	3	0	7	3	3	45	**3.00%**
Sales Misappropriation *Other than Leasing/Property Management - Misappropriation*	0	0	0	2	0	0	1	0	0	0	2	1	0	6	**0.40%**
Sales Other *Includes negligence, rebate, referral, earnest money, etc. (other than Leasing/Property Management - Other)*	26	33	42	34	64	44	42	67	45	35	35	31	27	525	**35.00%**
Unlicensed Activity	4	1	9	5	5	10	2	3	0	5	6	9	1	60	**4.00%**
Total	**71**	**102**	**91**	**121**	**135**	**163**	**112**	**146**	**122**	**94**	**144**	**128**	**71**	**1500**	

Information & Technology Services Division

Electronic Information Outlet Statistics

December 2018

Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	1,231,164	5,470,895	5,333,719
Total Monthly Sessions	342,498	1,522,843	1,358,934

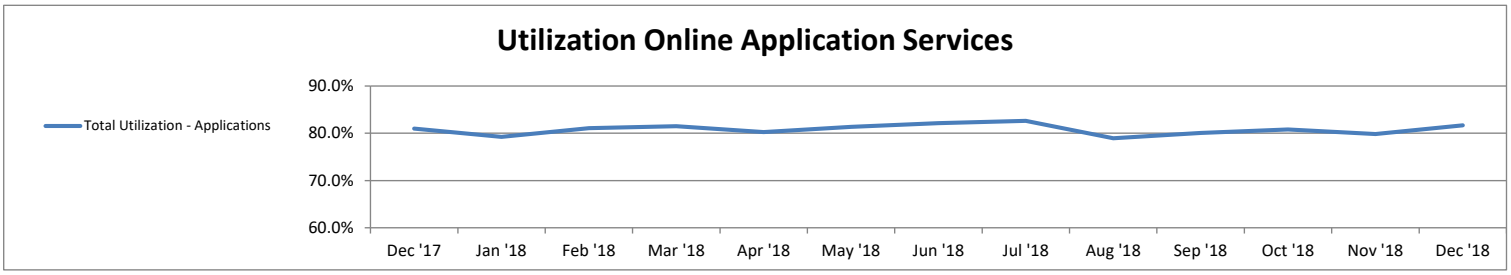
Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	**1347**	**1100**	**81.7%**	**80.5%**	**91.6%**
Broker Application	75	59	78.7%	78.8%	90.0%
Sales Agent Application	1196	987	82.5%	81.6%	92.4%
Corporate Broker Application	76	54	71.1%	66.6%	68.2%
Renewals	**5089**	**4866**	**95.6%**	**97.5%**	**96.9%**
Broker Renewals	1336	1321	98.9%	97.8%	95.6%
Sales Agent Renewal	3321	3287	99.0%	98.7%	97.7%
Corporate Broker Renewals	249	82	32.9%	83.0%	94.4%
Professional Inspector Renewals	136	134	98.5%	97.5%	96.4%
Real Estate Inspector Renewals	3	2	66.7%	92.9%	100.0%
Apprentice Inspector Renewals	1	0	0.0%	83.3%	100.0%
Easement ROW Business Renewals	1	1	100.0%	75.0%	N/A
Easement ROW Individual Renewals	42	39	92.9%	92.6%	88.8%
Sponsorship Transactions	**7352**	**7096**	**96.5%**	**95.6%**	**95.7%**
Additions	3523	3510	99.6%	99.6%	99.1%
Removals	3829	3586	93.7%	91.2%	91.6%

Information & Technology Services Division

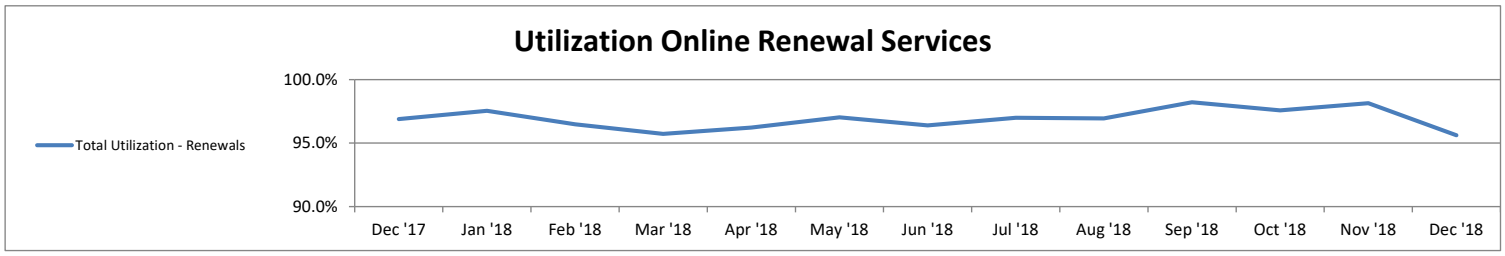
Electronic Information Outlet Statistics

December 2018

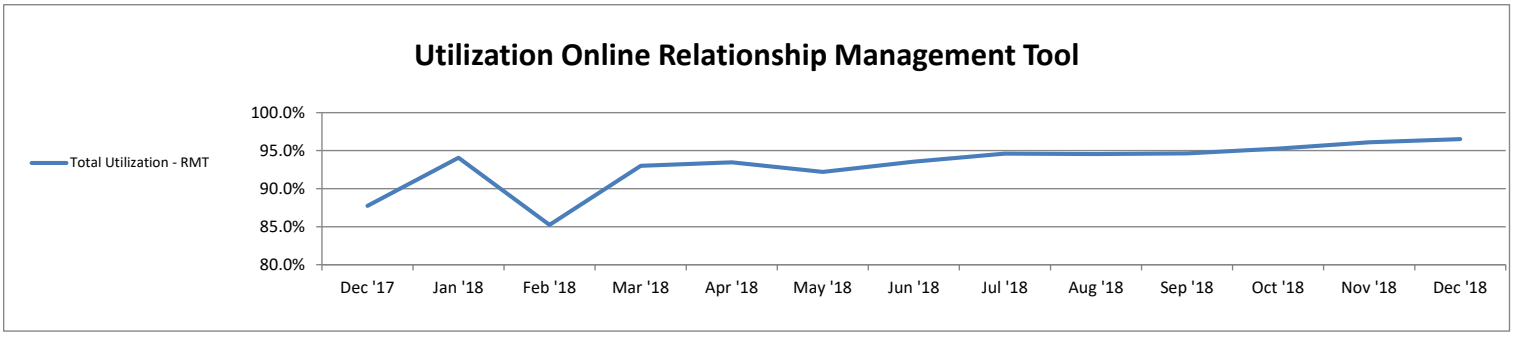
Applications	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18
Broker Application	73.3%	67.5%	70.3%	64.4%	55.7%	63.5%	72.1%	79.6%	64.4%	80.3%	74.4%	81.4%	78.7%
Sales Agent Application	83.5%	81.3%	83.0%	83.4%	82.0%	82.9%	83.8%	83.6%	80.4%	80.9%	82.5%	80.4%	82.5%
Broker Organization Applications	56.9%	59.5%	66.7%	49.0%	70.8%	70.8%	62.3%	68.9%	65.6%	62.3%	64.3%	69.7%	71.1%
Total Utilization - Applications	**81.0%**	**79.2%**	**81.1%**	**81.5%**	**80.3%**	**81.4%**	**82.2%**	**82.6%**	**78.9%**	**80.0%**	**80.8%**	**79.9%**	**81.7%**



Renewals	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18
Broker Renewals	97.0%	95.8%	94.9%	94.2%	97.3%	95.3%	95.0%	95.5%	94.6%	97.4%	97.0%	97.9%	98.9%
Sales Agent Renewal	97.3%	98.6%	97.2%	96.7%	97.3%	98.0%	97.4%	97.8%	98.0%	98.8%	98.3%	98.7%	99.0%
Broker Organization Renewal	95.4%	94.6%	95.9%	92.8%	95.5%	91.5%	91.4%	93.1%	90.7%	94.3%	92.7%	94.8%	32.9%
Professional Inspector Renewals	91.8%	91.7%	94.1%	93.0%	90.1%	95.4%	97.6%	94.9%	96.1%	97.4%	97.8%	96.0%	98.5%
Real Estate Inspector Renewals	33.3%	100.0%	83.3%	88.9%	100.0%	100.0%	0.0%	83.3%	66.7%	100.0%	100.0%	100.0%	66.7%
Apprentice Inspector Renewals	100.0%	N/A	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	100.0%	100.0%	50.0%	0.0%
Easement ROW Business Renewals	N/A	100.0%	100.0%	0.0%	0.0%	0.0%	100.0%	N/A	0.0%	N/A	100.0%	50.0%	100.0%
Easement ROW Individual Renewals	95.2%	96.6%	94.6%	82.2%	87.3%	99.0%	94.3%	94.9%	93.2%	97.0%	86.8%	95.7%	92.9%
Total Utilization - Renewals	**96.9%**	**97.5%**	**96.5%**	**95.7%**	**96.2%**	**97.0%**	**96.4%**	**97.0%**	**96.9%**	**98.2%**	**97.6%**	**98.1%**	**95.6%**



RMT	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18
Sponsorship Invitations	97.0%	98.5%	98.6%	98.4%	99.0%	99.0%	98.9%	99.1%	98.7%	99.2%	99.8%	99.6%	99.6%
Sponsorship Removals	79.2%	89.4%	68.4%	86.2%	85.8%	83.9%	88.1%	88.9%	88.9%	88.9%	90.0%	92.1%	93.7%
Total Utilization - RMT	**87.7%**	**94.1%**	**85.2%**	**93.0%**	**93.5%**	**92.2%**	**93.5%**	**94.6%**	**94.6%**	**94.6%**	**95.3%**	**96.1%**	**96.5%**



Staff & Support Services Division

TREC Budget Status Report

December 2018

8/12 = 66.67%

Expenditure Category	Budget FY2019	Expenditures	Balance	Budget % Remaining	Comments
Salaries & Wages	$6,392,610	1,904,850	$4,487,760	70.2%	
Employee Benefits	$1,998,835	599,908	1,398,927	70.0%	
Retiree Insurance	$665,055	134,107	530,948	79.8%	
Other Personnel Costs	$274,428	134,605	139,823	51.0%	One time merits for staff.
Professional Fees & Services	$497,652	113,103	384,549	77.3%	
Consumables	$12,000	5,515	6,485	54.0%	
Utilities	$13,212	1,355	11,857	89.7%	
Travel	$61,400	19,927	41,473	67.5%	
Office and Space Rent	$177,838	170,064	7,774	4.4%	Annual rent paid to Texas Facilities Commission - reduction in expense will be recorded after SWCAP allocation has been assessed.
Equipment Rental	$64,794	14,860	49,934	77.1%	
Registration & Membership	$84,905	7,763	77,142	90.9%	
Maintenance & Repairs	$176,703	122,020	54,683	30.9%	Versa Maintenance & Software support
Reproduction & Printing	$2,600	748	1,852	71.2%	
Contract Services	$33,008	4,969	28,039	84.9%	
Postage	$21,700	6,400	15,300	70.5%	
Supplies & Equipment	$80,440	38,140	42,300	52.6%	
Communication Services	$138,415	50,819	87,596	63.3%	
Other Operating Expenses	$25,000	14,169	10,831	43.3%	SORM Risk Management & Worker's comp assessment
Subtotal -Operations Expenditures	**10,720,595**	**3,343,322**	**7,377,273**	**68.8%**	
DPS Criminal History Background Checks	2,000	565	1,435	71.8%	
Statewide Cost Allocation Plan (SWCAP)	180,000	0	180,000	100.0%	
Contribution to General Revenue	724,725	241,575	483,150	66.7%	amount allocated monthly but pmt not due until 8/31/19
Subtotal - Nonoperational Expenditures	**906,725**	**242,140**	**664,585**	**73.3%**	
Total Expenditures	**$11,627,320**	**$3,585,462**	**$8,041,858**	**69.2%**	

Revenue	FY2019 Projected	Revenue Collected	Revenue Remaining to be Collected	Revenue % Remaining to be Collected	Comments
License Fees	$9,763,045	3,578,337	$6,184,708	63.3%	
Education Fees	$497,906	188,536	$309,370	62.1%	
Examination Fees	$333,935	98,670	$235,265	70.5%	
Other Miscellaneous Revenue	$171,460	87,686	$83,774	48.9%	NSF fees, public info fees, interest earned
Total Revenue	**$10,766,346**	**$3,953,228**	**$6,813,118**	**63.3%**	
Reallocation from Prior Year Reserves and Carryforward	$1,301,611	433,870	$867,741	66.7%	Reallocation allocated monthly
Revenue Over/(Under) Expenditures & Transfers	**$440,637**	**$801,636**			

Staff Services Division

Texas Real Estate Commission Operating Account No. 3055 Investments
Holdings Report

December 2018

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/20/2017	2,411,000.00	2,399,453.16	2,410,252.59	(2,410,252.59)	0.00	0.00	U.S. T-Notes, 1.250%	12/15/2018
09/18/2018	3,558,000.00	3,498,911.67	3,508,116.84	5,977.44	3,514,094.28	9,288.15	U.S. T-Notes, 0.880%	09/15/2019
03/13/2018	5,528,400.00	5,498,399.52	5,506,341.68	6,578.80	5,512,920.48	16,493.57	U.S. T-Notes, 1.000%	03/15/2019
06/19/2018	3,043,000.00	2,999,547.88	3,015,430.42	5,355.68	3,020,786.10	1,243.53	U.S. T-Notes, 0.880%	06/15/2019
12/18/2018	2,454,000.00	2,422,644.51	0.00	2,424,772.86	2,424,772.86	1,575.89	U.S. T-Notes, 1.380%	12/15/2019
Totals	$ 16,994,400.00	$ 16,818,956.74	$ 14,440,141.53	$ 32,432.19	$ 14,472,573.72	$ 28,601.14		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Available Balance	$ 3,593,096.42		
Current Month Receipts		$ 3,387,955.16	
Current Month Disbursements		$ (3,160,313.98)	

Total Cash	**$ 3,820,737.60**
Investment Ending Market Value	**14,472,573.72**
Total Account Balance	**18,293,311.32**
Reserved for Long-Term Facilities Master Plan	(11,478,424.00)
Reserved for Technology Development	(1,272,696.50)
Ending Balance Available for Operations	**$ 5,542,190.82**

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

Priscilla Pipho, Investment Officer

Melissa Huerta, Alternate Investment Officer

Oretha Trice, Alternate Investment Officer

Staff Services Division

Real Estate Recovery Trust Account No. 3058 Investments
Current Securities

December 2018

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/20/2017	602,000.00	599,093.37	601,813.38	(601,813.38)	0.00	0.00	U.S. T-Notes, 1.25	12/15/2018
03/13/2018	502,000.00	498,913.21	499,997.02	597.38	500,594.40	1,497.68	U.S. T-Notes, 1.00	03/15/2019
06/19/2018	253,000.00	249,377.43	250,707.82	445.28	251,153.10	103.39	U.S. T-Notes, 0.880	06/15/2019
09/18/2018	1,016,000.00	999,127.11	1,001,755.68	1,706.88	1,003,462.56	2,652.27	U.S. T-Notes 0.880	09/15/2019
12/18/2018	713,000.00	703,889.78	0.00	704,508.17	704,508.17	457.87	U.S. T-Notes 1.38	12/15/2019
Totals	$ 3,086,000.00	$ 3,050,400.90	$ 2,354,273.90	$ 105,444.33	$ 2,459,718.23	$ 4,711.21		

	Beginning Balance	Current Month	Ending Balance
Receipts:			
Licensees' Remittances to Recovery Fund		$ 23,050.00	
Interest Realized		6,100.40	
Repayments to Recovery Fund (Principal and Interest)		840.00	
Administrative Penalties		23,690.00	
Investments Matured		602,000.00	
Total Received	**$ 665,711.16**	**$ 655,680.40**	**$ 1,321,391.56**
Disbursements:			
Investments Purchased		$ 703,889.78	
Accrued Interest Purchased		0.00	
Disbursement to Treasury		0.00	
Payments from Recovery Fund		30,790.15	
Administrative Costs		71.76	
Total Disbursed		**$ 734,751.69**	**(734,751.69)**
Cash Balance			**586,639.87**
Investment Ending Market Value			**2,459,718.23**
Total Portfolio			**3,046,358.10**
Reserved for Potential Payments Within 90 Days			**520,500.00**
Balance			**$ 3,566,858.10**

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

Priscilla Pipho, Investment Officer

Melissa Huerta, Alternate Investment Officer

Oretha Trice, Alternate Investment Officer

Texas Occ Code, Sec 1101.603(e): 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

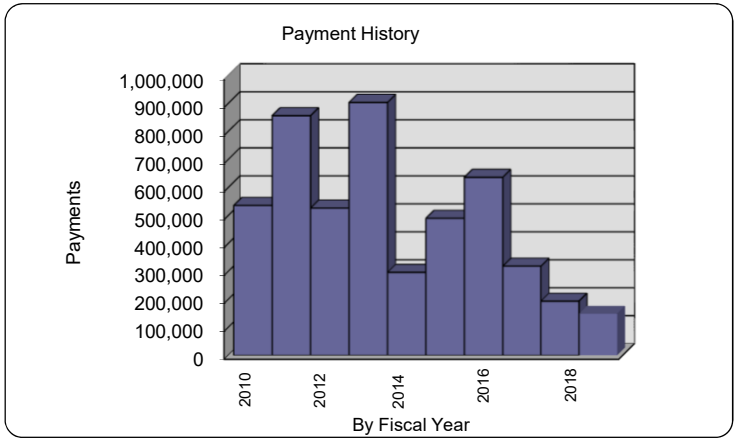
December 2018

Month-Year	Payment Total	Repayment Total	Admin Penalties Total	Admin Costs	Payments FY2019-To-Date	Number of Claims FY 2019
December 2017	0.00	28,903.91	15,000.00	162.92	0.00	0
January 2018	4,895.09	840.00	5,500.00	66.52	0.00	0
February 2018	0.00	4,678.48	22,400.00	66.72	0.00	0
March 2018	0.00	2,147.24	13,950.00	62.10	0.00	0
April 2018	52,102.09	949.88	15,700.00	69.07	0.00	0
May 2018	17,842.51	1,132.95	16,500.00	66.58	0.00	0
June 2018	10,578.37	32,746.17	26,100.00	134.00	0.00	0
July 2018	81,399.95	840.00	20,879.68	68.75	0.00	0
August 2018	0.00	5,035.06	21,930.00	66.58	0.00	0
September 2018	50,000.00	61,246.65	24,680.00	71.58	50,000.00	1
October 2018	28,056.63	1,086.25	27,040.00	70.85	28,056.63	1
November 2018	40,148.24	840.00	24,665.00	73.66	40,148.24	3
December 2018	30,790.15	840.00	23,690.00	71.76	30,790.15	1
	315,813.03	**141,286.59**	**258,034.68**	**1,051.09**	**148,995.02**	**6**

Potential Payments*	
Next 3 Months	**(520,500.00)**

Payment History

Fiscal Year	# of Payments	Total Payments
thru 2009	648	10,814,452.21
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
2017	14	319,142.23
2018	7	193,671.65
2019	6	148,995.02
Total	**787**	**$15,725,620.31**



*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)

December 2018

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/18/2018	226,000.00	223,103.50	0.00	223,308.34	223,308.34	145.13	U.S. T-Notes 1.380%	12/15/2019
12/20/2017	240,700.00	239,537.83	240,625.38	(240,625.38)	-	0.00	U.S. T-Notes 1.25%	12/15/2018
9/18/2018	380,000.00	373,659.59	374,672.40	638.40	375,310.80	991.99	U.S. T-Notes 0.880	09/15/2019
Totals	$ 846,700.00	$ 836,300.92	$ 615,297.78	$ (16,678.64)	$598,619.14	$1,137.12		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Balance	$ 8,753.23	$	$ 8,753.23
Receipts:			
Licensees' Remittances to Recovery Fund		$ 280.00	
Interest Realized (includes accruals)		1,557.01	
Treasury Note Semi-Annual Interest		0.00	
Repayments		0.00	
Administrative Penalties		3,700.00	
Investments Matured		240,700.00	
Total Received in Current Month			**$ 246,237.01**
Disbursements:			
Investments Purchased		$ 223,103.50	
Payments from Recovery Fund		0.00	
* Cash Transfer Trust to Treasury		0.00	
Administrative Costs		0.00	
Total Disbursed in Current Month			**$ (223,103.50)**
Total Cash			**$ 31,886.74**
Reserved for Potential Payment within 90 Days			**0.00**
Unobligated Fund Balance			**$ 31,886.74**
Investment Ending Market Value			**598,619.14**
Balance			**$ 630,505.88**

Payment History

Fiscal Year	Number of Payments	Total Payments
1991 - 2006	45	$ 319,879.95
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
2017	2	25,000.00
2018	0	0.00
2019	0	0.00
Total	**54**	**$ 413,360.18**

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.

Priscilla Pipho, Investment Officer

Melissa Huerta, Alternate

Oretha Trice, Alternate Investment Officer