

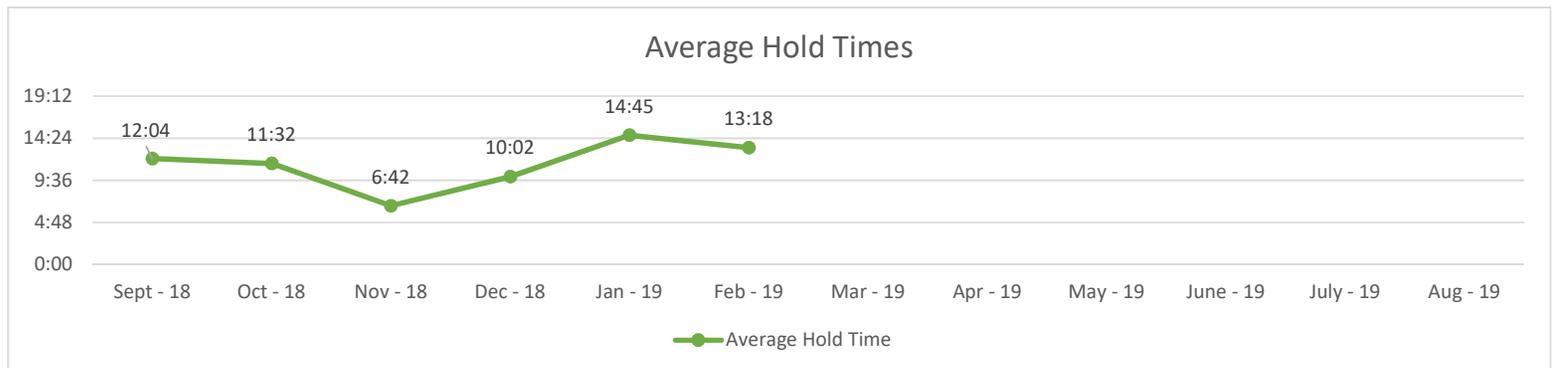
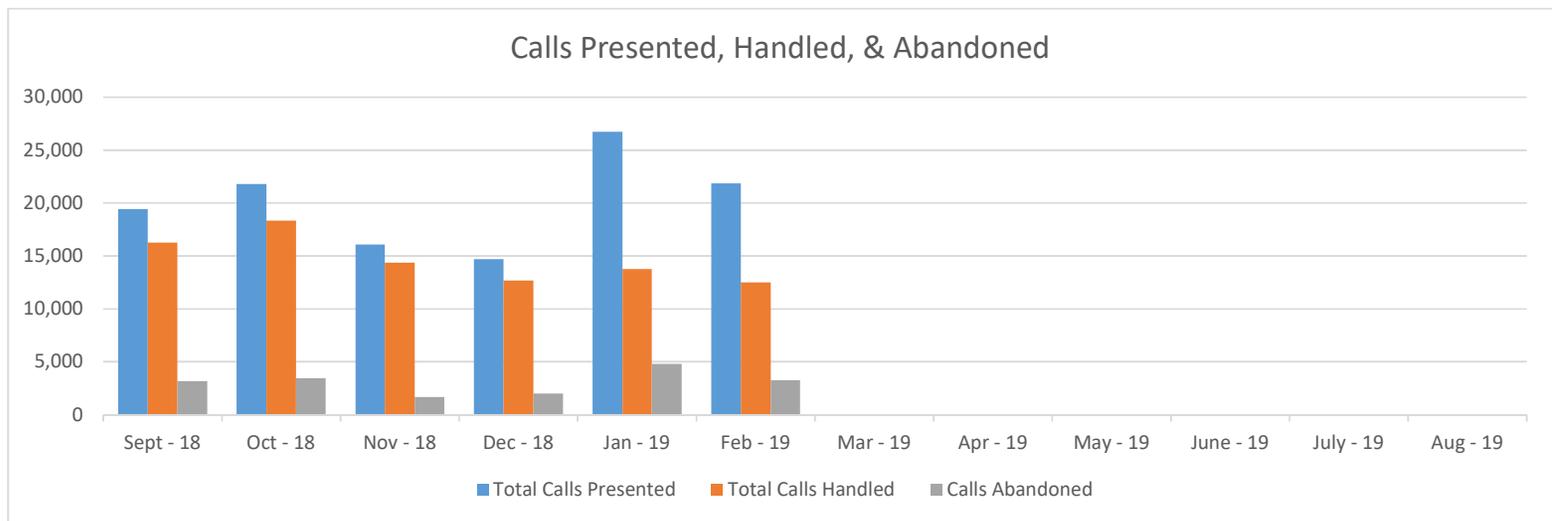


Staff Reports for February 2019

Reception and Communication Services Division

Incoming Calls

	Sept - 18	Oct - 18	Nov - 18	Dec - 18	Jan - 19	Feb - 19	Mar - 19	Apr - 19	May - 19	June - 19	July - 19	Aug - 19	FYTD Total 2019
Total Calls Presented	19,428	21,786	16,088	14,711	26,713	21,867							120,593
Total Calls Handled	16,272	18,338	14,388	12,697	13,790	12,493							87,978
Calls Abandoned	3,155	3,445	1,681	2,012	4,829	3,278							18,400
% of Abandoned Calls	16.24%	15.81%	10.45%	13.68%	18.08%	14.99%							14.88%
Average Handle Time	9:24	6:16	5:44	5:47	5:48	5:06							6:20
Average Hold Time	12:04	11:32	6:42	10:02	14:45	13:18							11:23



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	210	190							1,014
Education	16	22	13	11	21	19							102
Inspector	12	12	12	12	21	22							91
Enforcement	14	16	7	3	15	16							71
TALCB Lic	7	8	7	7	19	13							61
TALCB Enf	1	2	5	3	2	1							14
Total	216	241	191	156	288	261							1,353

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	4,421	2,447							21,542
Education	240	329	172	108	309	115							1,273
Inspector	130	173	129	103	164	160							859
Enforcement	288	311	192	167	215	182							1,355
TALCB Lic	226	264	225	127	259	175							1,276
TALCB Enf	13	18	7	6	7	11							62
Total	5,291	5,919	3,874	2,818	5,375	3,090							26,367
Respond in 2 bus days	3,241	3,056	3,374	1,883	3,789	2,771							18,114

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	20	6	26	14	Website/Customer Service/Application Processing	14	
February	17	0	17	11	Customer Service/Website/Application Processing	11	
March							
April							
May							
June							
July							
August							
Grand Total	138	14	152	65		70	0

Education & Licensing Services Division

Fiscal Year Comparison

Fiscal Year 2019 - Year-to-Date

FEBRUARY

	Last YTD	This YTD	Change	
	09/17 - 02/18	09/18 - 02/19	Count	Percent
<i>Applications Received</i>				
Broker Original Applications Received	1,463	1,495	32	2.19%
Sales Agent Original Applications Received	10,324	10,631	307	2.97%
<i>Total Original Applications</i>	11,787	12,126	339	2.88%
Broker Reinstatement Applications Received	87	107	20	22.99%
Sales Agent Reinstatement Applications Received	490	612	122	24.90%
Total Reinstatement Applications Received	577	719	142	24.61%

Licenses Issued from Applications

Broker Licenses from Original Applications	1,117	1,548	431	38.59%
Sales Agent Licenses from Original Applications	9,614	10,716	1,102	11.46%
<i>Total Licenses from Original Applications</i>	10,731	12,264	1,533	14.29%
Broker Licenses from Reinstatement Applications	94	129	35	37.23%
Sales Agent Licenses from Reinstatement Applications	446	660	214	47.98%
<i>Total Licenses from Reinstatement Applications</i>	540	789	249	46.11%

Renewal Activity

	Last YTD	% Renewed	This YTD	% Renewed
Broker Renewals and Percentage	8,375	91.71%	8,913	92.28%
Sales Agent Renewals and Percentage	19,912	81.95%	20,662	81.80%
**Total Renewals from Broker and Sales	28,287	84.62%	29,575	84.70%

Education & Licensing Services Division

Fiscal Year Comparison

Fiscal Year 2019 - Year-to-Date

FEBRUARY

	Last YTD 09/17 - 02/18	This YTD 09/18 - 02/19	Count	Change Percent
<i>Applications Received</i>				
Professional Inspector Original Applications Received	330	235	-95	-28.79%
Real Estate Inspector Original Applications Received	5	4	-1	-20.00%
Apprentice Inspector Original Applications Received	46	36	-10	-21.74%
<i>Total Original Applications</i>	381	275	-106	-27.82%
Professional Inspector Reinstatement Applications	8	10	2	25.00%
Real Estate Inspector Reinstatement Applications	0	1	1	N/A
Apprentice Inspector Reinstatement Applications	0	0	0	0.00%
Total Reinstatement Applications Received	8	11	3	37.50%

<i>Licenses Issued from Applications</i>				
Professional Inspector Licenses from Original Applications	343	329	-14	-4.08%
Real Estate Inspector Licenses from Original Applications	1	6	5	500.00%
Apprentice Inspector Licenses from Original Applications	31	43	12	38.71%
<i>Total Licenses from Original Applications</i>	375	378	3	0.80%
Professional Inspector Licenses from Reinstatement Applications	9	8	-1	-11.11%
Real Estate Inspector Licenses from Reinstatement Applications	0	1	1	N/A
Apprentice Inspector Licenses from Reinstatement Applications	0	0	0	0.00%
<i>Total Licenses from Reinstatement Applications</i>	9	9	0	0.00%

	Last YTD	% Renewed	This YTD	% Renewed
<i>Renewal Activity</i>				
Professional Inspector Renewals and Percentage	365	76.20%	414	79.92%
Real Estate Inspector Renewals and Percentage	14	77.78%	16	88.89%
Apprentice Inspector Renewals and Percentage	4	36.36%	4	23.53%
<i>**Total Renewals from Inspectors</i>	383	75.39%	434	78.48%

Education & Licensing Services Division

License Holder and Registrant Status

FEBRUARY 2019

Real Estate License Holders

	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19
Brokers													
Individual (Active)	33,305	33,081	33,029	33,003	32,973	32,860	32,862	32,814	32,802	32,812	32,778	32,796	32,798
Business Entities (Active)	10,547	10,436	10,474	10,544	10,606	10,654	10,718	10,736	10,832	10,901	10,936	10,997	11,053
Total Active Status	43,852	43,517	43,503	43,547	43,579	43,514	43,580	43,550	43,634	43,713	43,714	43,793	43,851
Inactive Status	1,650	1,582	1,591	1,574	1,555	1,648	1,620	1,629	1,625	1,619	1,628	1,665	1,679
Total Brokers	45,502	45,099	45,094	45,121	45,134	45,162	45,200	45,179	45,259	45,332	45,342	45,458	45,530
Sales Agents													
Active Status	105,590	105,594	106,567	107,121	107,109	107,755	108,989	109,580	110,096	110,481	109,823	109,835	110,621
Inactive Status	31,487	29,329	28,811	28,797	29,649	29,752	29,422	29,288	29,263	29,217	30,167	30,752	30,669
Total Sales Agents	137,077	134,923	135,378	135,918	136,758	137,507	138,411	138,868	139,359	139,698	139,990	140,587	141,290
Total Active	149,442	149,111	150,070	150,668	150,688	151,269	152,569	153,130	153,730	154,194	153,537	153,628	154,472
Total Inactive	33,137	30,911	30,402	30,371	31,204	31,400	31,042	30,917	30,888	30,836	31,795	32,417	32,348
Total Brokers/Sales Agents	182,579	180,022	180,472	181,039	181,892	182,669	183,811	184,047	184,618	185,030	185,332	186,045	186,820

Inspector License Holders

	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19
Inspector License Holders													
Professional Inspectors(active)	3,207	3,180	3,196	3,192	3,191	3,206	3,230	3,230	3,252	3,253	3,243	3,225	3,227
Real Estate Inspectors (active)	144	140	141	141	138	142	143	139	136	136	135	138	138
Apprentice Inspectors(active)	135	130	136	136	135	136	142	138	137	138	137	136	139
Professional Inspectors(inactive)	586	567	567	572	573	570	560	562	552	552	536	542	534
Real Estate Inspectors(inactive)	16	18	18	19	17	17	18	21	21	20	19	16	16
Apprentice Inspectors(inactive)	25	25	25	26	24	27	27	29	33	32	33	33	31
Total Active	3,486	3,450	3,473	3,469	3,464	3,484	3,515	3,507	3,525	3,527	3,515	3,499	3,504
Total Inactive	627	610	610	610	614	614	605	612	606	604	588	591	581
Total Inspectors	4,113	4,060	4,083	4,084	4,078	4,098	4,120	4,119	4,131	4,131	4,103	4,090	4,085

Easement & Right-of-way Registrants

	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19
ERW Registrants													
Businesses	44	42	45	49	49	49	51	49	53	54	54	53	53
Individuals	1,993	1,931	1,962	2,007	2,007	2,027	2,061	2,097	2,156	2,190	2,215	2,257	2,297
Total Registrants	2,037	1,973	2,007	2,056	2,056	2,076	2,112	2,146	2,209	2,244	2,269	2,310	2,350

Total License Holders and Registrants

	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19
License Holders & Registrants	188,729	186,055	186,562	187,179	188,026	188,843	189,843	190,312	190,958	191,405	191,704	192,445	193,255

Education & Licensing Services Division - TREC: L3 Report

Real Estate Examination Activity - YTD Comparison

FEBRUARY 2019

Year-to-Date Comparison

2018

2019

Real Estate

	<u>Sales Agent</u>	<u>Broker</u>	<u>Sales Agent</u>	<u>Broker</u>
Examinations Passed	8,359	423	7,968	439
Examinations Failed	7,433	310	6,736	379
Examinations Taken	15,792	733	14,704	818
Applicants Examined	10,818	514	10,166	562
Passed on First Attempt	5,346	290	5,178	285
Examination Pass Rate	52.9%	57.7%	54.2%	53.7%
Applicant Pass Rate	77.3%	82.3%	78.4%	78.1%
First Attempt Pass Rate	49.5%	56.4%	50.9%	50.7%

Year-to-Date Comparison

2018

2019

Inspectors

	<u>R.E. Inspector</u>	<u>Prof. Inspector</u>	<u>R.E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	13	281	6	205
Examinations Failed	16	287	21	185
Examinations Taken	29	568	27	390
Applicants Examined	20	413	15	280
Passed on First Attempt	7	193	2	129
Examination Pass Rate	44.8%	49.5%	22.2%	52.6%
Applicant Pass Rate	65.0%	68.0%	40.0%	73.2%
First Attempt Pass Rate	35.0%	46.7%	13.3%	46.1%

Education & Licensing Services Division - L4 Report

Instructor Distribution

February 2019

Approved Real Estate Instructor Distribution

	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19
CE Electives Only - Real Estate	1523	1535	1568	1599	1603	1636	1658	1637	1675	1694	1684	1721	1745
Qualifying and CE Electives	683	675	677	681	682	688	702	708	716	726	729	731	731
Broker Responsibility	218	218	214	215	213	211	208	207	205	235	237	235	237
CE Legal Update I and II	397	387	383	385	404	405	400	398	396	397	407	406	405

Approved Inspector Instructor Distribution

	Feb 18	Mar 18	Apr 18	May 18	Jun 18	Jul 18	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19
ICE Electives Only – Inspector	39	39	38	33	34	33	33	32	32	35	33	33	35
Qualifying and ICE Electives	120	122	122	119	119	118	119	117	118	121	120	119	124
Texas SOP/Legal/Ethics Update	55	57	56	58	56	55	56	56	54	54	54	54	54
Ride Along Course	65	67	67	70	70	70	71	70	72	72	73	72	75

Standards & Enforcement Services Division - TREC: E1 Report

Case Status

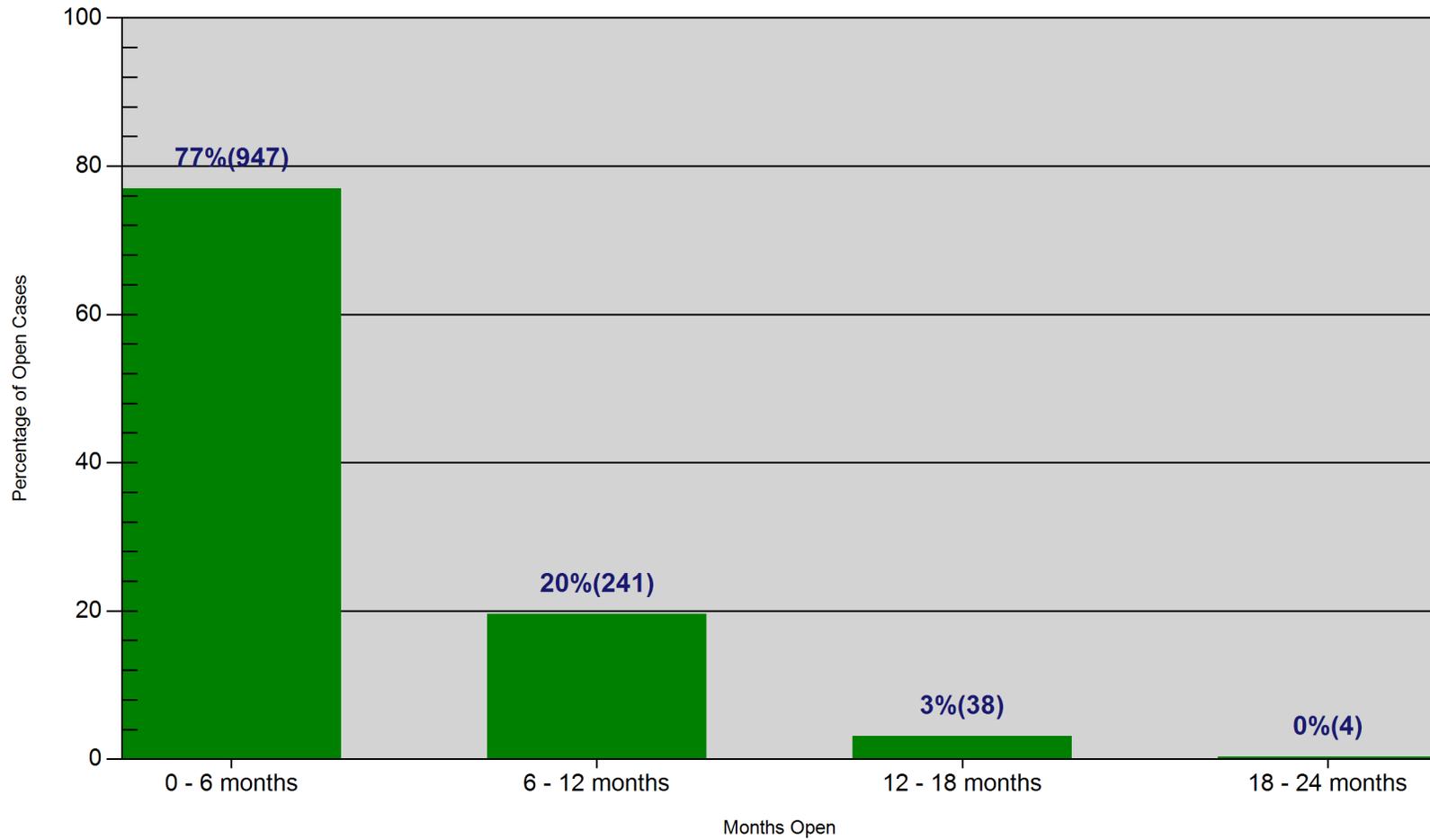
FY 2019

	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	520	520	405	321	495	431							2692
Broker/Sales	133	145	117	93	128	129							745
Inspector	9	14	10	4	11	8							56
Timeshare	3	3	3	5	7	3							24
Unlicensed Activity	3	1	1	1	3	1							10
Residential Service Company	13	17	6	9	8	7							60
No Jurisdiction	12	19	19	6	20	10							86
Application Investigation	220	214	186	137	208	199							1164
MCD Inquiry	126	106	58	66	104	73							533
Education Related	1	1	5	0	5	1							13
Easement ROW	0	0	0	0	1	0							1
	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	535	491	344	541	444							2808
Complaint Withdrawn	9	7	3	4	3	6							32
Cease & Desist Issued	0	1	0	0	0	0							1
Disciplinary Action	40	48	68	31	49	45							281
Failure to Go Forward	54	56	49	40	58	51							308
Insufficient Evidence	35	30	35	33	28	32							193
Matter Settled	13	11	14	13	17	12							80
No Jurisdiction	37	50	28	28	69	40							252
No Violation	7	9	7	6	8	7							44
Application Investigation	150	195	203	129	208	165							1050
MCD Inquiries	103	118	81	56	95	80							533
Other	5	10	3	4	6	6							34
Open at Beginning of Month						1243							
Received During Month						431							
Closed During Month						444							
Open at End of Month						1230							
Received During Fiscal Year						2692							
Closed During Fiscal Year						2808							

Standards & Enforcement Services Division - TREC: E2 Report

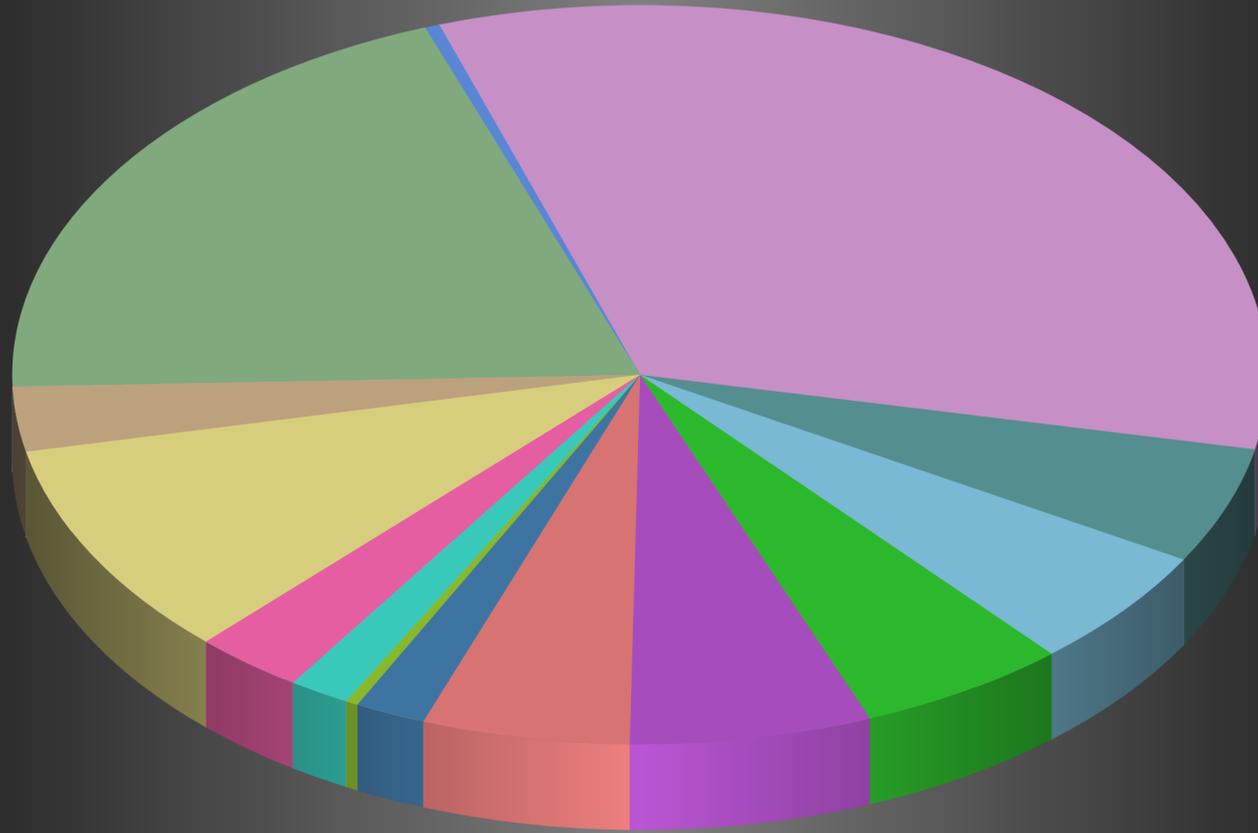
Open Case Aging Report

as of 2/28/2019



Complaint Subject Categories for February 2018 through February 2019

1589 Total Allegations



Administrative 5.29 % (84)

Advertising 5.41 % (86)

Breach of Fiduciary Duties 6.23 % (99)

Broker Supervision 5.35 % (85)

Failure to Disclose 1.83 % (29)

Improper Contract/Seller Disclosure form usage 0.31 % (5)

Intermediary/IABS 1.57 % (25)

Leasing/Property Management - Misappropriation 2.83 % (45)

Leasing/Property Management - Other 9.50 % (151)

License Holder Acting as Principal 2.83 % (45)

Licensure Issues 19.95 % (317)

Sales Misappropriation 0.38 % (6)

Sales Other 33.42 % (531)

Unlicensed Activity 5.10 % (81)

Complaint Subject Categories by Month

Subject Matter Categories	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Total	YTD
Administrative <i>Bad check, contact information, uncooperative, etc.</i>	2	12	5	9	8	5	13	9	2	3	4	3	9	84	5.29%
Advertising <i>Includes misleading & dba</i>	1	5	4	12	3	10	7	7	9	14	4	5	5	86	5.41%
Breach of Fiduciary Duty <i>Including false promise</i>	3	4	7	9	3	8	12	3	12	7	3	23	5	99	6.23%
Broker Supervision	0	2	5	6	4	10	8	3	12	7	3	21	4	85	5.35%
Failure to Disclose	2	5	3	1	5	2	0	2	2	1	1	3	2	29	1.83%
Improper contract/Seller Disclosure form usage <i>Including false promise</i>	0	1	2	0	0	2	0	0	0	0	0	0	0	5	0.31%
Intermediary/IABS	2	3	0	1	1	2	1	2	4	7	1	1	0	25	1.57%
Leasing/Property Management - Misappropriation	1	9	4	6	0	0	0	2	12	4	2	1	4	45	2.83%
Leasing/Property Management - Other <i>Includes negligence, referral, etc.</i>	6	9	11	15	10	11	9	9	19	9	7	24	12	151	9.50%
Licensure Issues <i>Criminal background check, denials, probationary license, etc.</i>	20	28	22	43	30	20	24	17	22	32	15	20	24	317	19.95%
License Holder Acting as Principal	3	2	3	7	3	6	3	0	7	3	3	3	2	45	2.83%
Sales Misappropriation <i>Other than Leasing/Property Management - Misappropriation</i>	0	2	0	0	1	0	0	0	2	1	0	0	0	6	0.38%
Sales Other <i>Includes negligence, rebate, referral, earnest money, etc. (other than Leasing/Property Management - Other)</i>	42	34	64	44	42	67	45	35	35	31	27	28	37	531	33.42%
Unlicensed Activity	9	5	5	10	2	3	0	5	6	9	1	23	3	81	5.10%
Total	91	121	135	163	112	146	122	94	144	128	71	155	107	1589	

Information & Technology Services Division
Electronic Information Outlet Statistics

February 2019

Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	1,546,054	8,706,261	8,522,546
Total Monthly Sessions	446,126	2,452,121	2,198,005

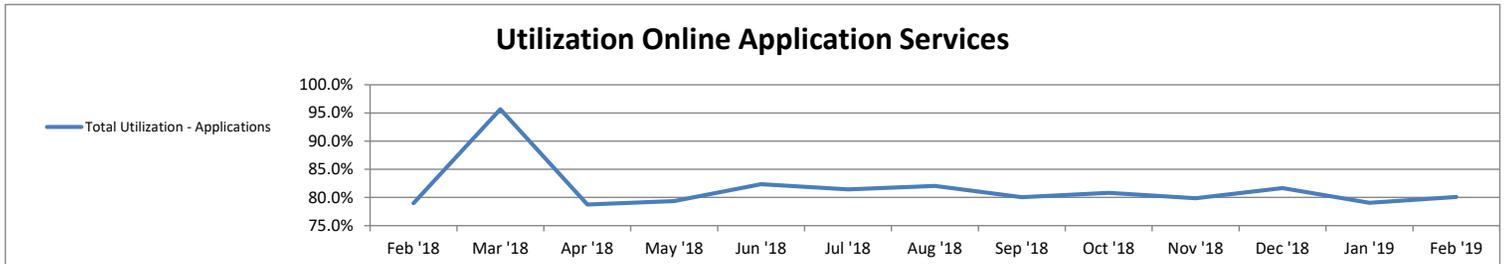
Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	1855	1486	80.1%	80.2%	90.5%
Broker Application	92	62	67.4%	75.0%	90.8%
Sales Agent Application	1637	1335	81.6%	81.4%	91.1%
Corporate Broker Application	126	89	70.6%	67.3%	70.2%
Renewals	6759	6616	97.9%	97.6%	96.6%
Broker Renewals	1395	1361	97.6%	97.7%	95.3%
Sales Agent Renewal	4697	4618	98.3%	98.6%	97.3%
Corporate Broker Renewals	392	372	94.9%	87.2%	93.7%
Professional Inspector Renewals	209	205	98.1%	97.2%	96.8%
Real Estate Inspector Renewals	5	5	100.0%	96.0%	95.0%
Apprentice Inspector Renewals	2	2	100.0%	87.5%	100.0%
Easement ROW Business Renewals	1	1	100.0%	83.3%	50.0%
Easement ROW Individual Renewals	58	52	89.7%	92.2%	88.8%
Sponsorship Transactions	8675	7879	90.8%	94.8%	95.1%
Additions	4793	4780	99.7%	99.6%	99.2%
Removals	3882	3099	79.8%	89.5%	90.3%

Information & Technology Services Division
Electronic Information Outlet Statistics

February 2019

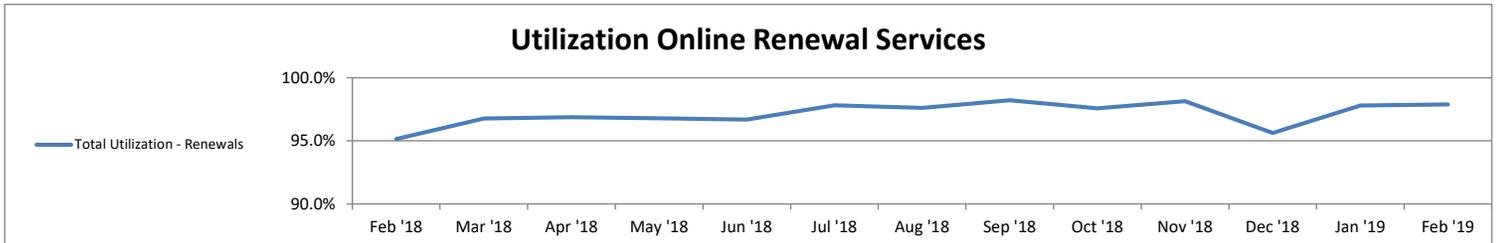
Applications	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Broker Application	81.8%	97.7%	56.9%	73.6%	70.7%	73.8%	76.1%	80.3%	74.4%	81.4%	78.7%	68.8%	67.4%
Sales Agent Application	79.1%	95.6%	80.6%	79.6%	83.8%	83.0%	82.7%	80.9%	82.5%	80.4%	82.5%	80.7%	81.6%
Broker Organization Applications	74.3%	70.7%	63.7%	79.2%	61.5%	55.6%	75.2%	62.3%	64.3%	69.7%	71.1%	65.8%	70.6%
Total Utilization - Applications	79.0%	95.7%	78.7%	79.4%	82.4%	81.4%	82.0%	80.0%	80.8%	79.9%	81.7%	79.1%	80.1%

Utilization Online Application Services



Renewals	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19
Broker Renewals	94.0%	95.6%	95.8%	95.4%	95.7%	96.4%	97.1%	97.4%	97.0%	97.9%	98.9%	97.7%	97.6%
Sales Agent Renewal	95.8%	97.5%	97.7%	97.6%	97.3%	98.4%	98.0%	98.8%	98.3%	98.7%	99.0%	98.4%	98.3%
Broker Organization Renewal	92.3%	91.6%	94.3%	91.3%	94.5%	96.8%	95.1%	94.3%	92.7%	94.8%	32.9%	93.2%	94.9%
Professional Inspector Renewals	96.1%	93.2%	92.9%	96.3%	92.5%	96.4%	96.0%	97.4%	97.8%	96.0%	98.5%	95.1%	98.1%
Real Estate Inspector Renewals	100.0%	100.0%	100.0%	87.5%	100.0%	80.0%	100.0%	100.0%	100.0%	100.0%	66.7%	100.0%	100.0%
Apprentice Inspector Renewals	N/A	N/A	100.0%	100.0%	100.0%	100.0%	66.7%	100.0%	100.0%	50.0%	0.0%	100.0%	100.0%
Easement ROW Business Renewals	33.3%	N/A	100.0%	100.0%	100.0%	100.0%	N/A	N/A	100.0%	50.0%	100.0%	100.0%	100.0%
Easement ROW Individual Renewals	84.6%	96.9%	81.4%	86.0%	86.2%	96.8%	100.0%	97.0%	86.8%	95.7%	92.9%	93.2%	89.7%
Total Utilization - Renewals	95.1%	96.8%	96.9%	96.8%	96.7%	97.8%	97.6%	98.2%	97.6%	98.1%	95.6%	97.8%	97.9%

Utilization Online Renewal Services



Staff & Support Services Division

TREC Budget Status Report

February 2019

6/12 = 50%

Expenditure Category	Budget FY2019	Expenditures	Balance	Budget % Remaining	Comments
Salaries & Wages	\$6,392,610	2,886,540	\$3,506,070	54.8%	
Employee Benefits	\$1,998,835	906,782	1,092,053	54.6%	
Retiree Insurance	\$665,055	225,925	439,130	66.0%	
Other Personnel Costs	\$274,428	203,277	71,151	25.9%	Retiree lump sums
Professional Fees & Services	\$497,652	222,039	275,613	55.4%	
Consumables	\$12,000	9,226	2,774	23.1%	Training materials Investigators Conference
Utilities	\$13,212	1,765	11,447	86.6%	
Travel	\$61,400	28,144	33,256	54.2%	
Office and Space Rent	\$177,838	197,739	(19,901)	-11.2%	Annual lease for office space paid in full.
Equipment Rental	\$64,794	32,584	32,210	49.7%	
Registration & Membership	\$84,905	8,111	76,794	90.4%	
Maintenance & Repairs	\$176,703	132,195	44,508	25.2%	Versa Maintenance & Software support
Reproduction & Printing	\$2,600	748	1,852	71.2%	
Contract Services	\$33,008	11,435	21,573	65.4%	
Postage	\$21,700	8,350	13,350	61.5%	
Supplies & Equipment	\$80,440	52,244	28,196	35.1%	
Communication Services	\$138,415	69,869	68,546	49.5%	
Other Operating Expenses	\$25,000	17,481	7,519	30.1%	SORM Risk Management & Worker's comp assessment
Subtotal - Operations Expenditures	10,720,595	5,014,454	5,706,141	53.2%	
DPS Criminal History Background Checks	2,000	1,043	957	47.9%	
Statewide Cost Allocation Plan (SWCAP)	180,000	0	180,000	100.0%	1st qtr payment not due until 3/15/19
Contribution to General Revenue	724,725	362,363	362,363	50.0%	amount allocated monthly but pmt not due until 8/31/19
Subtotal - Nonoperational Expenditures	906,725	363,406	543,320	59.9%	
Total Expenditures	\$11,627,320	\$5,377,860	\$6,249,460	53.7%	

Revenue	FY2019 Projected	Revenue Collected	Revenue Remaining to be Collected	Revenue % Remaining to be Collected	Comments
License Fees	\$9,763,045	5,756,472	\$4,006,573	41.0%	
Education Fees	\$497,906	313,529	\$184,377	37.0%	
Examination Fees	\$333,935	175,490	\$158,445	47.4%	
Other Miscellaneous Revenue	\$171,460	102,386	\$69,074	40.3%	NSF fees, public info fees, interest earned
Total Revenue	\$10,766,346	\$6,347,877	\$4,418,469	41.0%	
Reallocation from Prior Year Reserves and Carryforward	\$1,301,611	650,806	\$650,806	50.0%	Reallocation allocated monthly
Revenue Over/(Under) Expenditures & Transfers	\$440,637	\$1,620,823			

Staff Services Division

**Texas Real Estate Commission Operating Account No. 3055 Investments
Holdings Report
February 2019**

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
09/18/2018	3,558,000.00	3,498,911.67	3,521,993.04	4,732.14	3,526,725.18	14,362.23	U.S. T-Notes, 0.880%	09/15/2019
03/13/2018	5,528,400.00	5,498,399.52	5,519,388.71	6,025.95	5,525,414.66	25,503.94	U.S. T-Notes, 1.000%	03/15/2019
06/19/2018	3,043,000.00	2,999,547.88	3,025,533.18	4,260.20	3,029,793.38	5,559.33	U.S. T-Notes, 0.880%	06/15/2019
12/18/2018	2,454,000.00	2,422,644.51	2,429,263.68	2,503.08	2,431,766.76	7,045.14	U.S. T-Notes, 1.380%	12/15/2019
Totals	\$ 14,583,400.00	\$ 14,419,503.58	\$ 14,496,178.61	\$ 17,521.37	\$ 14,513,699.98	\$ 52,470.64		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Available Balance	\$ 3,866,144.23		
Current Month Receipts		\$ 1,166,439.18	
Current Month Disbursements		\$ (816,219.34)	
Total Cash			\$ 4,216,364.07
Investment Ending Market Value			14,513,699.98
Total Account Balance			18,730,064.05
Strategic Projects Reserve			(11,478,424.00)
Reserved for Technology Development			(1,210,307.63)
Ending Balance Available for Operations			\$ 6,041,332.42

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
February 2019

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
03/13/2018	502,000.00	498,913.21	501,181.74	547.18	501,728.92	2,315.86	U.S. T-Notes, 1.00	03/15/2019
06/19/2018	253,000.00	249,377.43	251,547.78	354.20	251,901.98	462.21	U.S. T-Notes, 0.880	06/15/2019
09/18/2018	1,016,000.00	999,127.11	1,005,718.08	1,351.28	1,007,069.36	4,101.19	U.S. T-Notes 0.880	09/15/2019
12/18/2018	713,000.00	703,889.78	705,812.96	727.26	706,540.22	2,046.94	U.S. T-Notes 1.38	12/15/2019
Totals	\$ 2,484,000.00	\$ 2,451,307.53	\$ 2,464,260.56	\$ 2,979.92	\$ 2,467,240.48	\$ 8,926.20		

	Beginning Balance	Current Month	Ending Balance
Receipts:			
Licenses' Remittances to Recovery Fund		\$ 26,510.00	
Interest Realized		1,055.69	
Repayments to Recovery Fund (Principal and Interest)		0.00	
Administrative Penalties		26,603.27	
Investments Matured		0.00	
Total Received	\$ 584,037.18	\$ 54,168.96	\$ 638,206.14
Disbursements:			
Investments Purchased		\$ 0.00	
Accrued Interest Purchased		0.00	
Disbursement to Treasury		0.00	
Payments from Recovery Fund		40,474.63	
Administrative Costs		75.10	
Total Disbursed		\$ 40,549.73	(40,549.73)
Cash Balance			597,656.41
Investment Ending Market Value			2,467,240.48
Total Portfolio			3,064,896.89
Reserved for Potential Payments Within 90 Days			(619,421.85)
Balance			\$ 2,445,475.04

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


Priscilla Pipo, 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

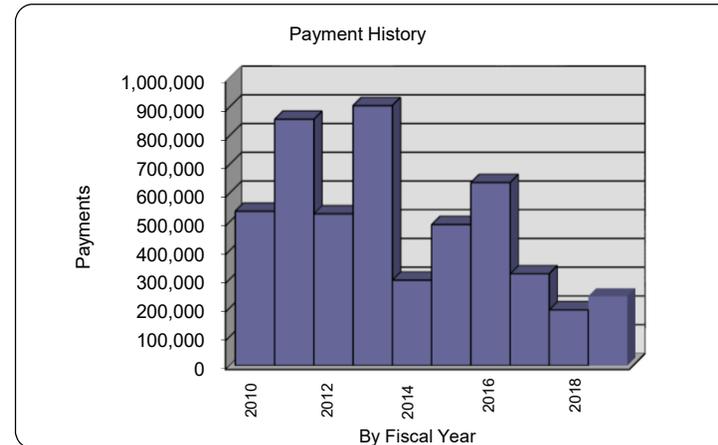
Payments and Repayments

February 2019

Month-Year	Payment Total	Repayment Total	Admin Penalties Total	Admin Costs	Payments FY2019-To-Date	Number of Claims FY 2019
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
January 2019	50,921.64	14,542.61	13,000.00	73.91	50,921.64	3
February 2019	40,474.63	0.00	26,603.27	75.10	40,474.63	2
	402,314.21	126,085.29	277,137.95	970.66	240,391.29	11

**Potential Payments*
Next 3 Months (619,421.85)**

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	11	240,391.29
Total	792	\$15,817,016.58



*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 2019

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	223,721.92	230.52	223,952.44	648.82	U.S. T-Notes 1.380%	12/15/2019
9/18/2018	380,000.00	373,659.59	376,154.40	505.40	376,659.80	1,533.91	U.S. T-Notes 0.880	09/15/2019
Totals	<u>\$ 606,000.00</u>	<u>\$ 596,763.09</u>	<u>\$ 599,876.32</u>	<u>\$ 735.92</u>	<u>\$600,612.24</u>	<u>\$2,182.73</u>		

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

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

Beginning Balance	\$ 2,717.64	\$ 2,717.64
Receipts:		
Licensees' Remittances to Recovery Fund	\$ 240.00	
Interest Realized (includes accruals)	9.03	
Treasury Note Semi-Annual Interest	0.00	
Repayments	0.00	
Administrative Penalties	4,100.00	
Investments Matured	0.00	
Total Received in Current Month	\$ 4,349.03	
Disbursements:		
Investments Purchased	\$ 0.00	
Payments from Recovery Fund	0.00	
* Cash Transfer Trust to Treasury(GR)	0.00	
Administrative Costs	22.90	
Total Disbursed in Current Month	\$ (22.90)	
Total Cash		\$ 7,043.77
Reserved for Potential Payment within 90 Days		0.00
Unobligated Fund Balance		\$ 7,043.77
Investment Ending Market Value		600,612.24
Balance		\$ 607,656.01

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 Pihho, Investment Officer


Melissa Huerta, Alternate


Oretha Trice, Alternate Investment Officer