



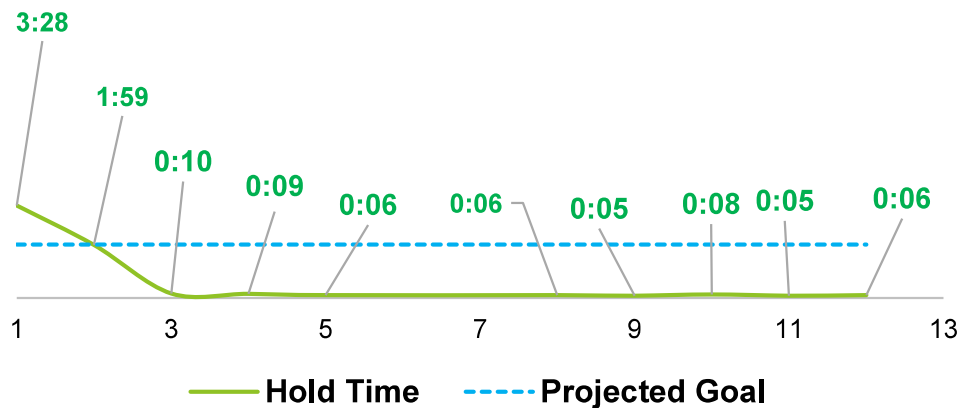
December 2025 Staff Reports

Customer Relations Division

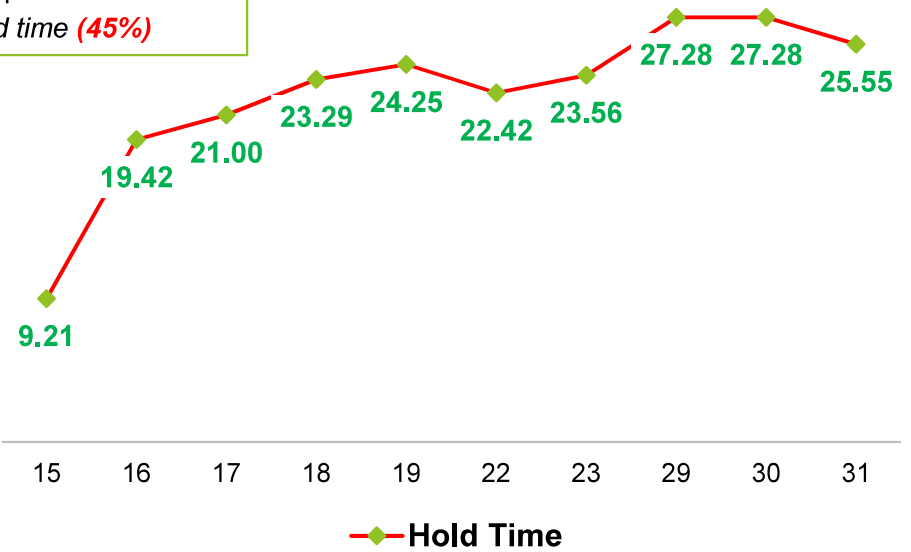
Hold Time per day

December 1-12

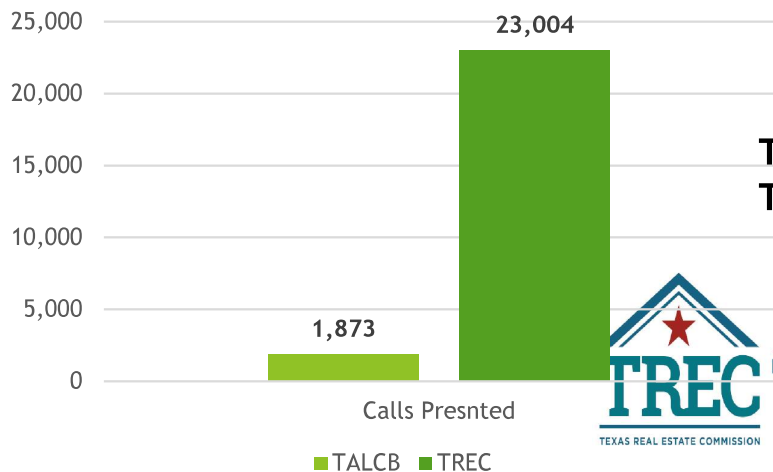
Calls Presented in December: **24,877**
 Average Hold Time: **16 minutes, 47 seconds**
 Customer Service Representatives: **17**
 20 Working Days in the Month
 • 9 days below 2-minute hold time (45%)



December 15-31



TREC & TALCB

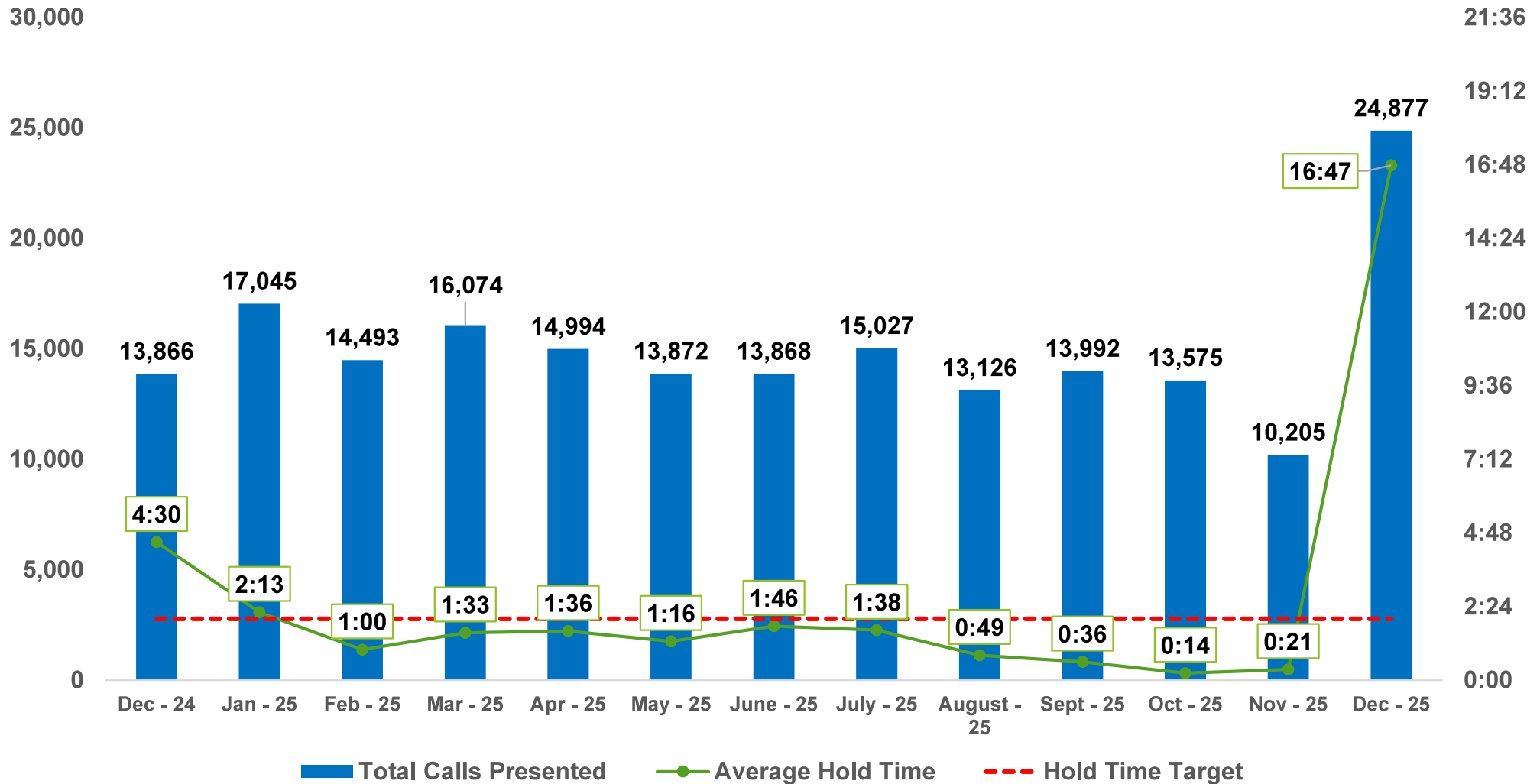


TALCB – 1,873 Calls (7.53%) **15 minutes, 54 second hold time**
 TREC – 23,004 Calls (92.47%) **17 minutes, 18 second hold time**



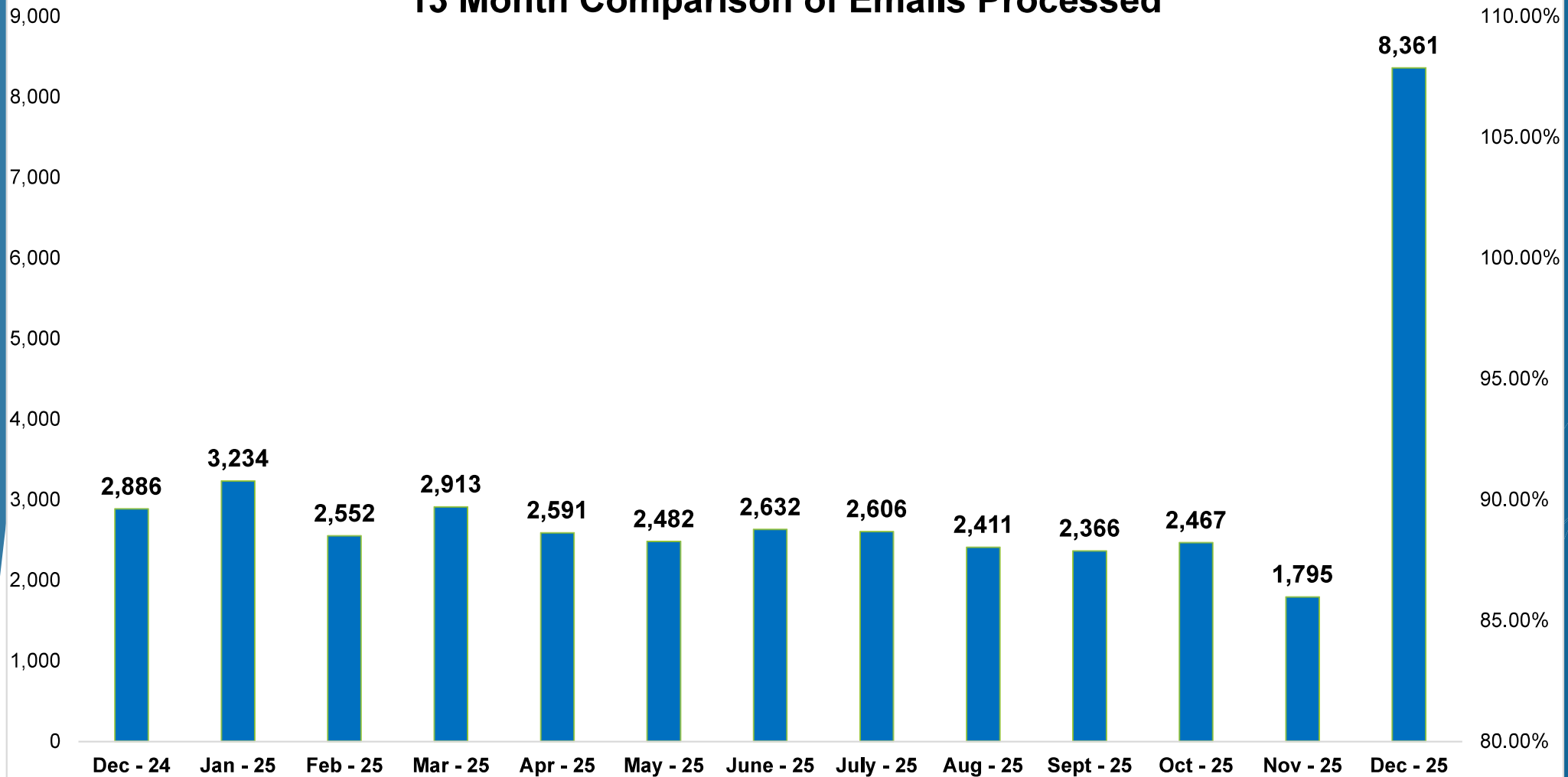
Customer Relations Division

13 Month Comparison
Calls Presented vs. Hold Time



Customer Relations Division

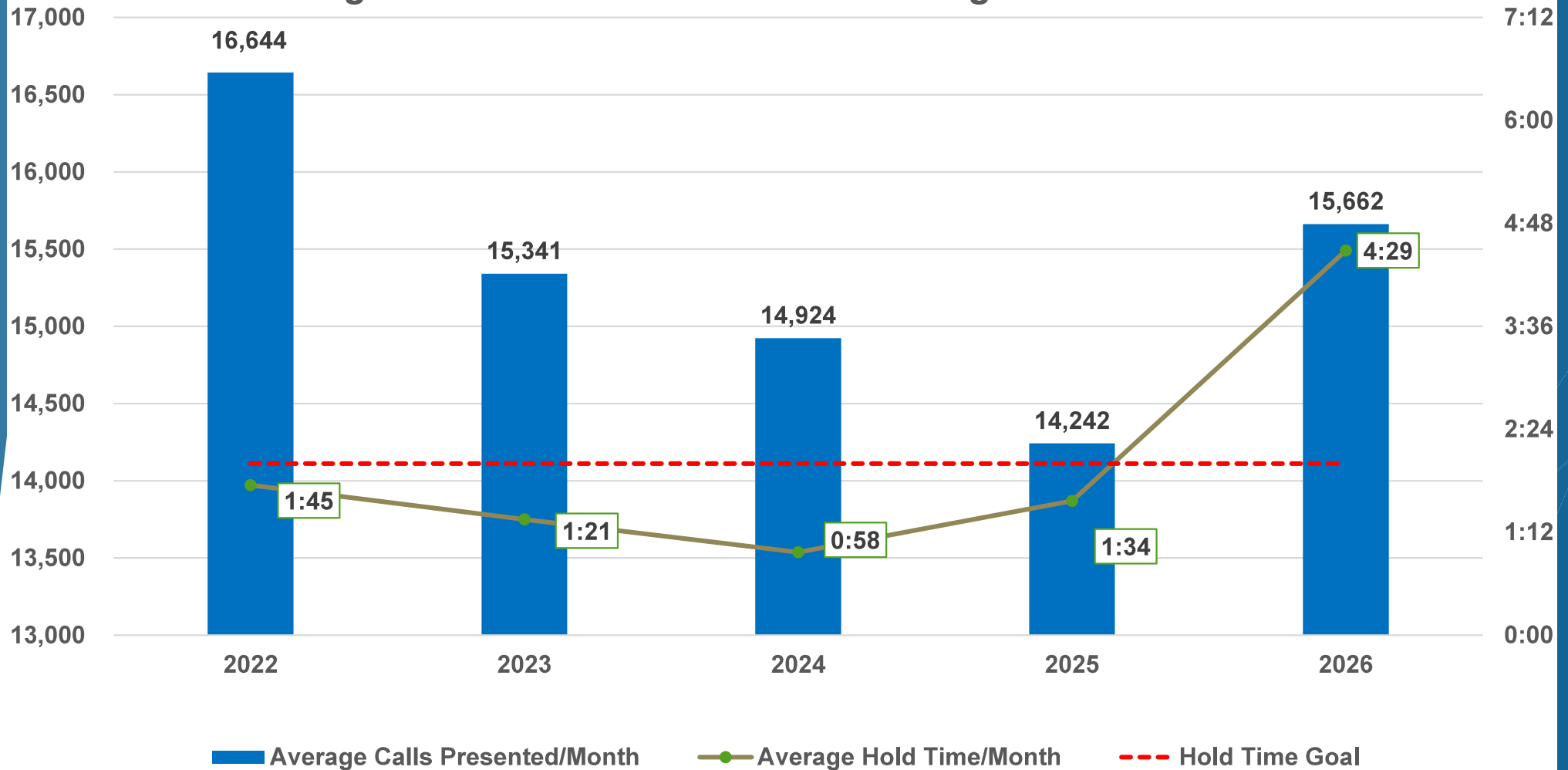
13 Month Comparison of Emails Processed



Customer Relations Division

Fiscal Year Comparison

Average Calls Presented/Month vs. Average Hold Time/Month



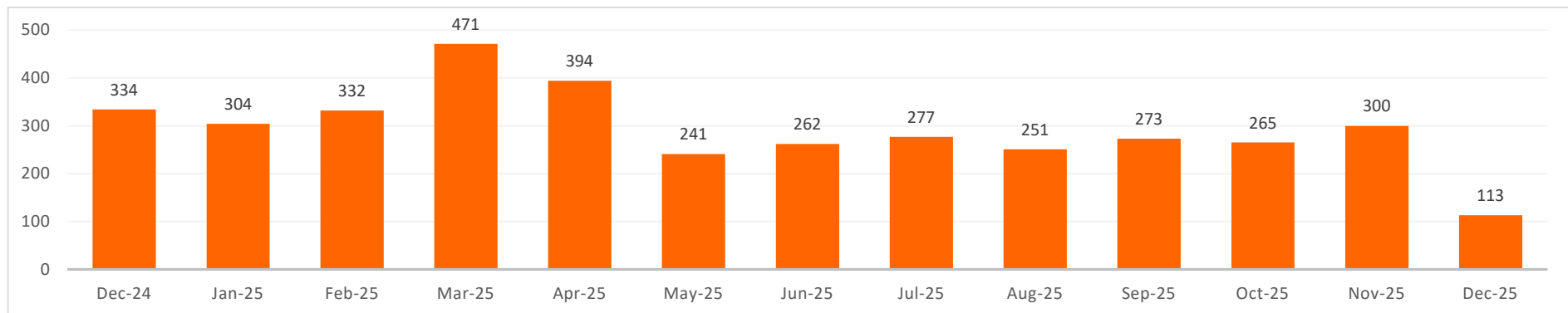
TREC Continuing Education Fiscal YTD	

[illegible]

Education & Examinations Division

TREC Applications Approved 13-Month Comparison

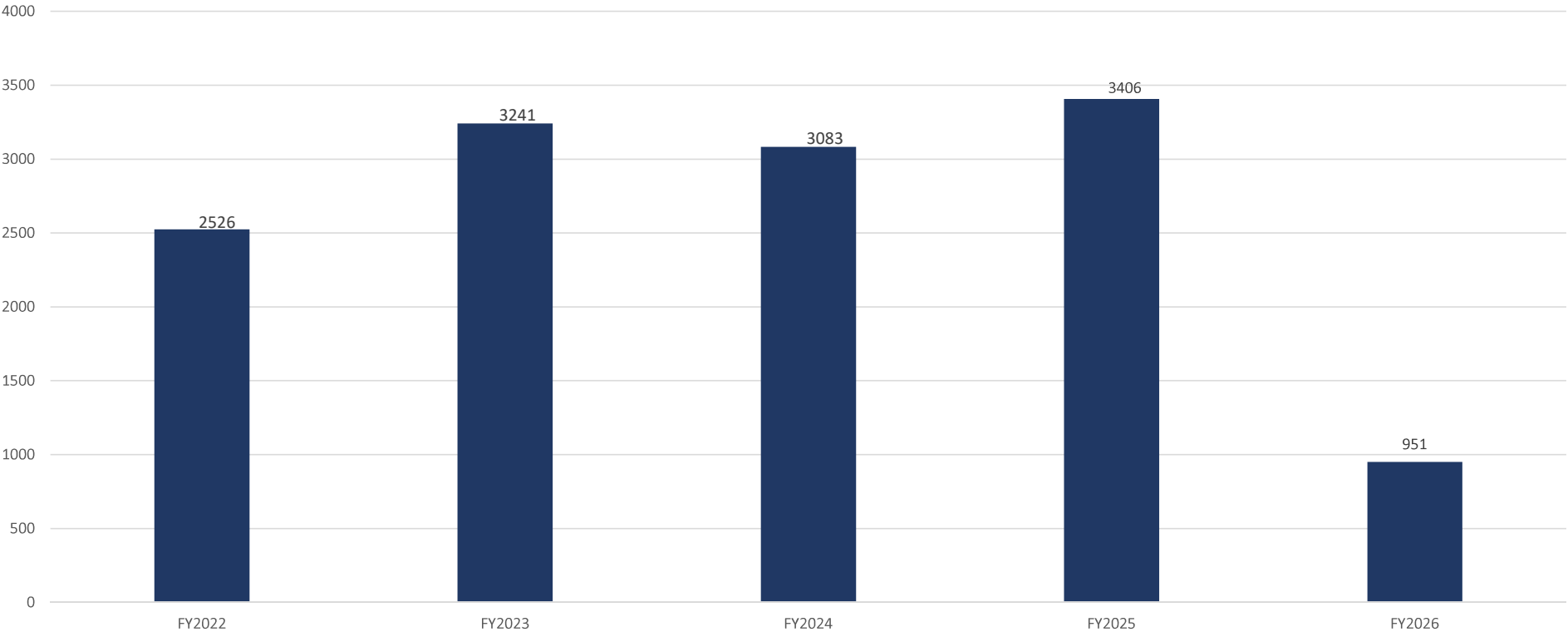
	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
QE Providers	0	0	0	0	0	0	0	1	1	1	0	0	0
Annual Fee	0	0	0	0	0	0	0	0	0	0	0	0	0
Exempt QE Providers	0	0	1	0	0	0	0	1	0	0	0	0	0
Real Estate QE Courses	19	6	11	2	8	13	8	4	21	28	14	33	7
Inspector QE Courses	2	1	0	0	0	0	2	0	1	2	0	0	0
ERW QE Courses	0	0	0	0	0	0	0	0	0	0	0	0	0
College Accredited QE Courses	1	1	8	3	11	2	1	0	0	0	10	2	0
Total QE Approvals	22	8	20	5	19	15	11	6	23	31	24	35	7
CE Providers	9	6	12	16	14	18	5	13	11	6	11	15	0
Real Estate CE Courses	280	235	252	424	334	187	233	234	196	185	208	230	0
Real Estate Non-Elective Courses	12	25	11	7	9	4	8	4	1	32	5	0	106
Inspector CE Courses	5	27	36	16	13	15	5	17	13	16	13	20	0
Inspector Non-Elective Courses	0	0	0	0	3	0	0	2	7	3	3	0	0
ERW CE Courses	6	3	1	3	2	2	0	1	0	0	1	0	0
Total CE Approvals	312	296	312	466	375	226	251	271	228	242	241	265	106
Total Approvals	334	304	332	471	394	241	262	277	251	273	265	300	113



Education & Examinations Division

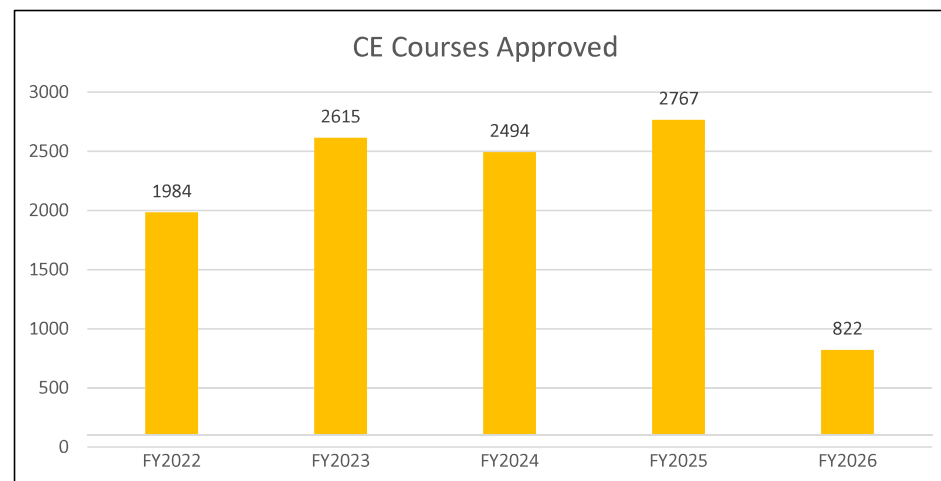
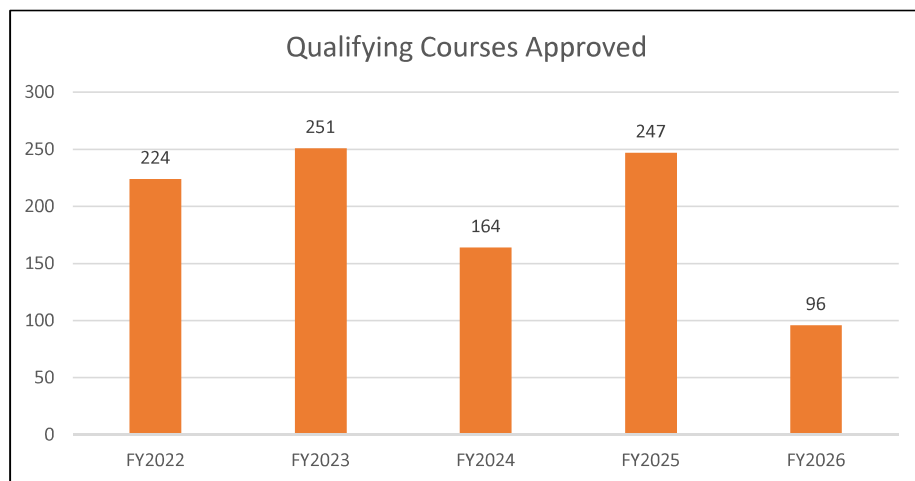
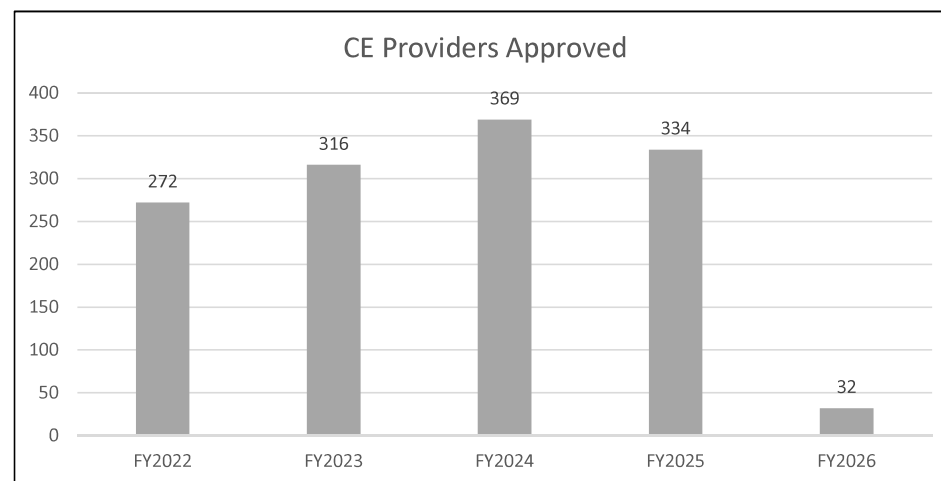
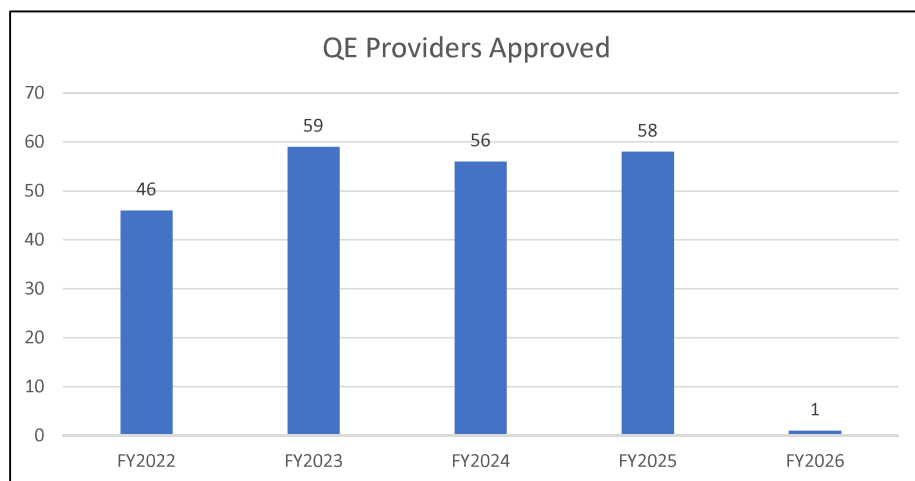
All TREC Applications Approved

Year-Over-Year Comparison

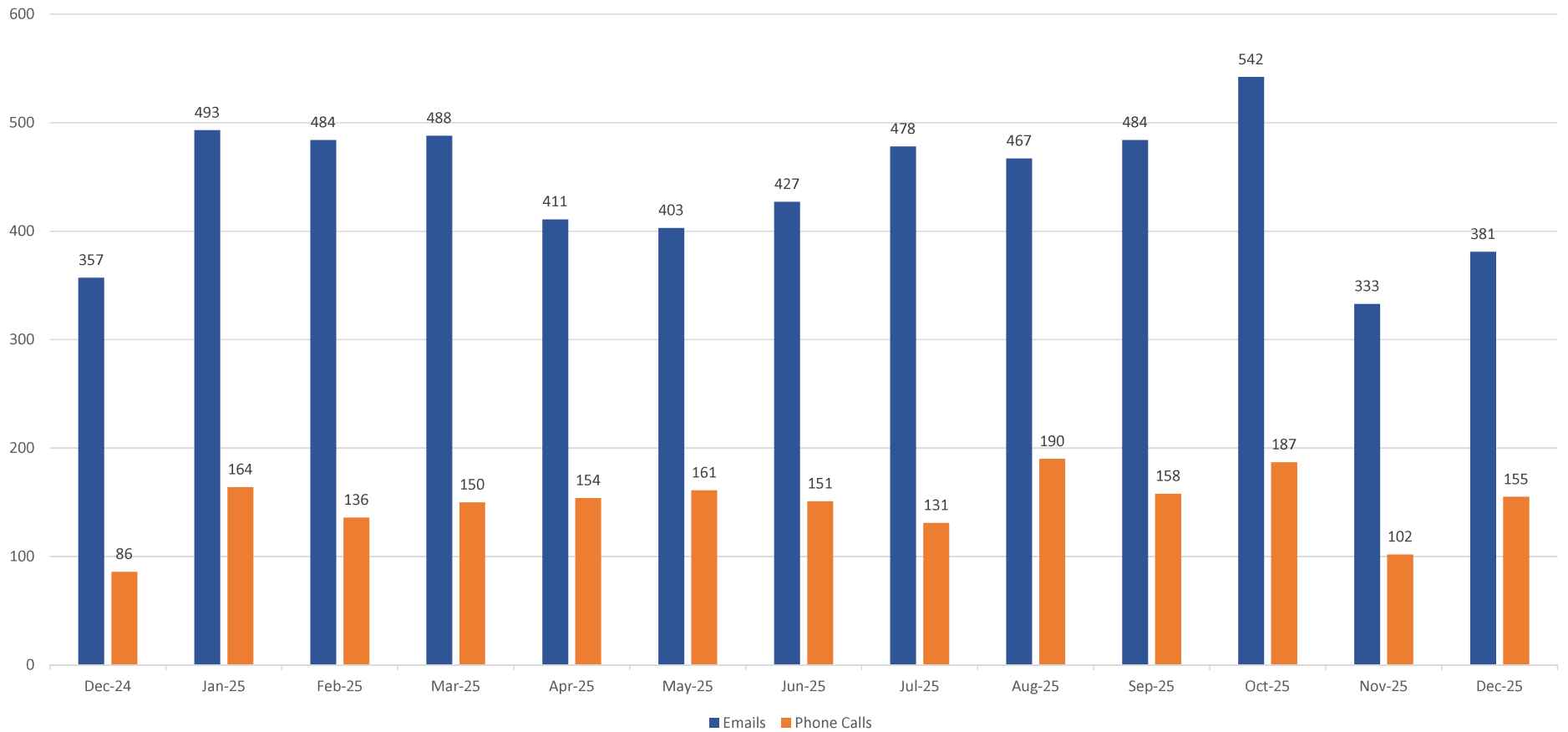


Education & Examinations Division

TREC Total Applications Approved - Fiscal YTD2026 (December 2025)



Education & Examinations Division
Email and Phone Call Volume 13-Month Comparison
December 2025



Information & Technology Division

Electronic Information Outlet Statistics

December 2025

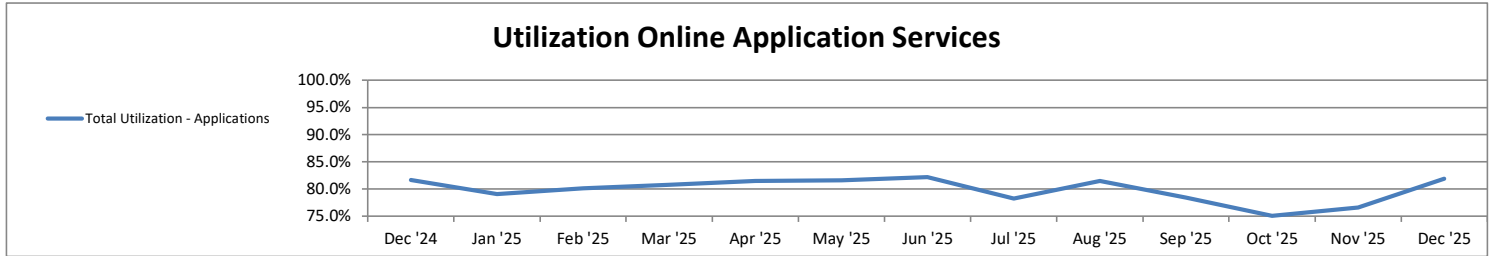
Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	1,530,396	5,665,820	6,259,120
Total Monthly Sessions	476,788	1,719,530	1,725,270

Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	276	226	81.9%	77.0%	80.7%
Broker Application	22	20	90.9%	84.3%	81.8%
Sales Agent Application	236	191	80.9%	75.7%	79.9%
Broker Organization Application	18	15	83.3%	88.5%	93.6%
Renewals	5666	5639	99.5%	98.6%	98.1%
Broker Renewals	1113	1104	99.2%	98.0%	97.7%
Sales Agent Renewal	4325	4307	99.6%	98.8%	98.3%
Broker Organization Renewals	198	198	100.0%	97.6%	97.4%
Professional Inspector Renewals	15	15	100.0%	97.8%	96.0%
Real Estate Inspector Renewals	0	0	N/A	92.9%	94.1%
Apprentice Inspector Renewals	0	0	N/A	100.0%	100.0%
Easement ROW Business Renewals	0	0	N/A	100.0%	100.0%
Easement ROW Individual Renewals	15	15	100.0%	98.1%	96.3%
Business Entity	17	17	100.0%	100.0%	100.0%

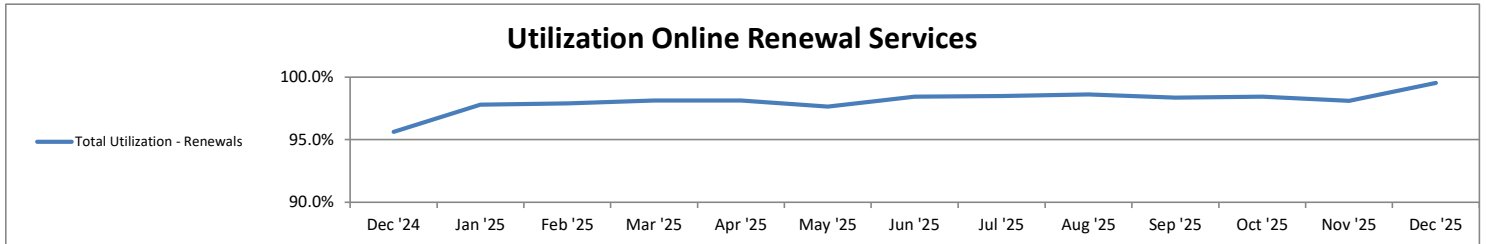
Information & Technology Division Electronic Information Outlet Statistics

December 2025

Applications	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25
Broker Application	78.7%	68.8%	67.4%	74.8%	73.6%	72.2%	72.1%	76.1%	87.2%	85.3%	81.3%	85.0%	90.9%
Sales Agent Application	82.5%	80.7%	81.6%	81.9%	82.7%	82.0%	83.9%	78.3%	81.8%	77.1%	73.8%	75.2%	80.9%
Broker Organization Applications	71.1%	65.8%	70.6%	66.7%	61.4%	86.7%	65.9%	79.2%	60.0%	89.8%	88.2%	88.7%	83.3%
Total Utilization - Applications	81.7%	79.1%	80.1%	80.8%	81.5%	81.6%	82.2%	78.2%	81.5%	78.4%	75.1%	76.6%	81.9%



Renewals	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25
Broker Renewals	98.9%	97.7%	97.6%	97.7%	97.2%	97.2%	97.6%	97.6%	97.9%	97.5%	97.9%	97.4%	99.2%
Sales Agent Renewal	99.0%	98.4%	98.3%	98.5%	98.9%	99.2%	99.2%	98.9%	99.1%	98.7%	98.6%	98.4%	99.6%
Broker Organization Renewal	32.9%	93.2%	94.9%	95.2%	93.8%	82.5%	95.3%	97.3%	95.6%	97.0%	98.0%	96.3%	100.0%
Professional Inspector Renewals	98.5%	95.1%	98.1%	96.0%	96.6%	96.9%	93.4%	97.9%	93.6%	96.8%	98.4%	97.8%	100.0%
Real Estate Inspector Renewals	66.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	80.0%	100.0%	100.0%	66.7%	N/A
Apprentice Inspector Renewals	0.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	50.0%	100.0%	100.0%	100.0%	N/A	N/A
Easement ROW Business Renewals	100.0%	100.0%	100.0%	N/A	50.0%	0.0%	N/A	N/A	50.0%	100.0%	100.0%	100.0%	N/A
Easement ROW Individual Renewals	92.9%	93.2%	89.7%	94.1%	94.2%	92.3%	91.1%	93.2%	96.3%	97.6%	97.1%	100.0%	100.0%
Total Utilization - Renewals	95.6%	97.8%	97.9%	98.1%	98.1%	97.6%	98.4%	98.5%	98.6%	98.4%	98.4%	98.1%	99.5%





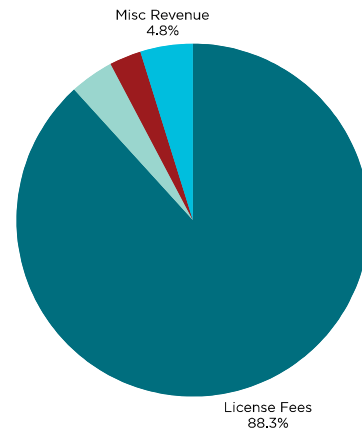
EXECUTIVE FINANCIAL REPORT

DEC 2025

Total Revenue (YTD)	Total Expenses (YTD)	Gain/Loss
\$4,274,852	\$6,715,050	(\$2,440,197)

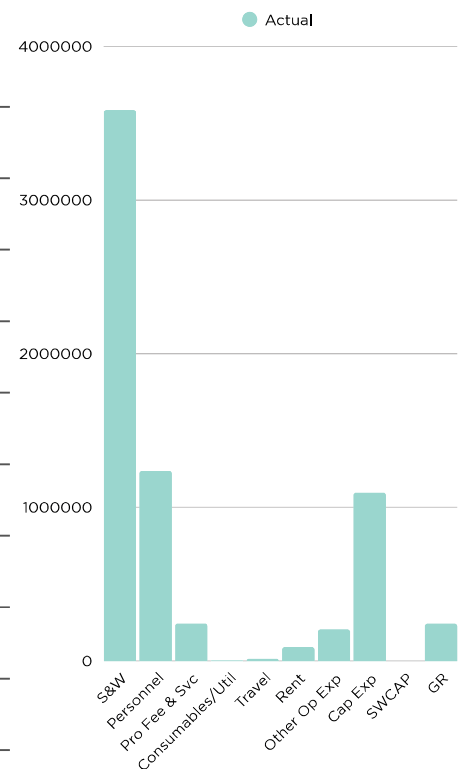
Income Report

Source	Budgeted	Actual	Difference
License Fees	12,071,093	3,772,760	8,298,333
Education Fees	469,225	172,056	297,169
Examination Fees	365,070	123,850	241,220
Other Misc Revenue	354,953	206,186	148,767
Total Income	\$13,260,341	\$4,274,852	\$8,985,489



Expenses Report

Source	Budgeted	Actual	Difference
Salaries & Wages	11,272,749	3,584,496	7,688,253
Other Personnel Costs	3,953,467	1,237,022	2,716,445
Professional Fees & Svcs	1,121,505	243,513	877,992
Consumables/Utilities	14,112	2,867	11,245
Travel	87,500	14,587	72,913
Rent (Buildings/Equip)	127,017	90,031	30,565
Other Operating Expenses	874,475	204,614	669,861
Capital Expenditures	1,748,617	1,095,419	653,198
SWCAP	419,164	0	419,164
Annual GR Payment	727,500	242,500	485,000
Total Expenses	\$20,346,106	\$6,715,050	\$13,631,056





EXECUTIVE FINANCIAL REPORT

DEC 2025

Notes

- Our ending revenue collection for the month of December was \$4.2M. This equates to a 32.2% collection rate, which is just barely below our target of 33.3% revenue collection by the end of December.
- Our ending expenses for the month of December were \$6.7M. This equates to an expenditure rate of 33%. This is within our target of 33.3% for end of December.
- Our expenses exceed our revenue, we ended with an operational deficit of -\$2,440,197

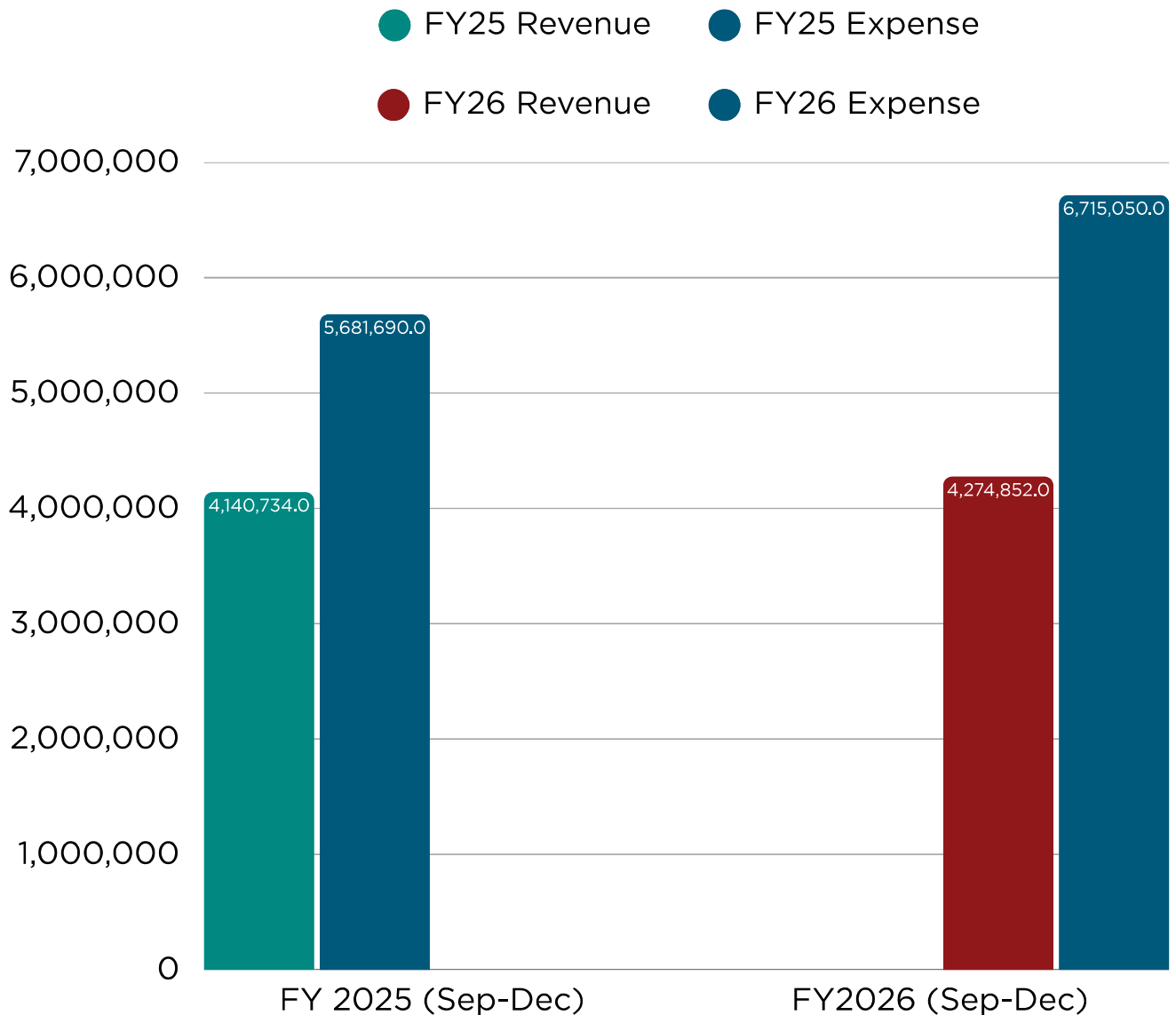
Expenses Report



EXECUTIVE FINANCIAL REPORT

DEC 2025

Revenue & Expense Totals Year Over Year





EXECUTIVE FINANCIAL REPORT

DEC 2025

Regulatory Applications Modernization Project Budget						
Total Project Costs			Amount (in \$)	Details of the Project	Regulatory Applications Modernization	
Total Budgeted Expenditures			5,580,087.37	Name of the Company	Various	
Total Actual Expenditures			4,585,012.37	Project Name or ID	RAMP	
Total Remaining			995,075.00	Project Lead	T. Watson	J. Clark
				Start/End Date	4/19/2021	8/31/2028
No.	Particulars	LBB Category	Contract/Purchase Order	Budgeted Expenditures (in \$)	Actual Expenditures (in \$)	Variance (in \$)
	FY 2021					
(A)	FY 2021			134,500.00	134,500.00	-
	FY2022					
(B)	FY 2022			107,500.00	107,500.00	-
	FY2023					
(C)	FY2023			3,140,587.00	660,378.75	2,480,208.25
	FY2024					
(D)	FY2024			377,650.37	671,152.62	(293,502.25)
	FY2025					
(E)	FY2025			708,225.00	1,678,568.00	(970,343.00)
	FY2026					
	Implementation Services-continuation	5000 Capitalized Expenses	PO 23-0075, Accela COBJ: 7390 PCA 43803 Period of Performance 12/30/2022-08/31/2025	-	883,863.00	(883,863.00)
	Y4 Accela SaaS Production Costs	5000 Capitalized Expenses	PO 26-0075 Estimated Period of Performance 09/01/25-08/31/26	354,300.00	354,300.00	-
	Implementation Services-Change Order 4	5000 Capitalized Expenses	PO 23-0075, Accela COBJ: 7390 PCA 43803 Period of Performance 12/30/2022-08/31/2026	45,000.00		45,000.00
	Implementation Services-Change Order 5	5000 Capitalized Expenses	PO 23-0075, Accela COBJ: 7390 PCA 43803 Period of Performance 12/30/2022-08/31/2026	21,000.00		21,000.00
	Independent Verification & Validation Services	2001 Professional Fees & Svcs	PO26-0110(partial grant funding)	134,000.00	94,750.00	39,250.00
	Contingency Fund Remaining			55,325.00	-	55,325.00
(F)	FY2026			609,625.00	1,332,913.00	(723,288.00)
	FY2027					
	Y5 Accela SaaS Production Costs	5000 Capitalized Expenses	Estimated Period of Performance 09/01/25-08/31/26	502,000.00	-	502,000.00
(G)	FY2027			502,000.00	-	502,000.00
(H)	Total Of Proje (A -G)			5,580,087.37	4,585,012.37	995,075.00

- The initial implementation contract has \$398,500 remaining to be paid for the remaining deliverables.
- \$244,675 in contingency funding has been expended to fund change orders and IV&V services. \$55,325 remains available in contingency funding for this project.



MONTHLY INVESTMENT REPORT AS OF DEC 31, 2025

The following report is submitted in accordance with the Public Funds Investment Act (Chapter 2256.023) in order that the governing body of the Texas Real Estate Commission is fully informed of the position and activity within the agency's portfolio of investments.

The Chief Financial Officer, Accounting Manager, and Budget Analyst have been designated by the Executive Director as the agency's investment officers and make funds movement and allocation decisions. The appropriate investment vehicle used is determined by safety needs, liquidity requirements, financial return, and Texas Comptroller policy. The TREC Operating and special purpose funds (Recovery Fund Accounts) are invested in overnight repurchase agreements and U.S. Treasury Notes.

The agency's portfolio is managed in full compliance with the Public Funds Investment Act, the investment policy and strategy of the agency, and under the safety parameters as set by the Commission.

A handwritten signature in blue ink that reads "Ranada O. Williams".

Ranada Williams
Chief Financial Officer

A handwritten signature in blue ink that reads "Melissa Huerta".

Melissa Huerta
Accounting Manager

A handwritten signature in blue ink that reads "Kemya Dean".

Kemya Dean
Budget Analyst



MONTHLY INVESTMENT REPORT AS OF DEC 31, 2025

Financial Services Division

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

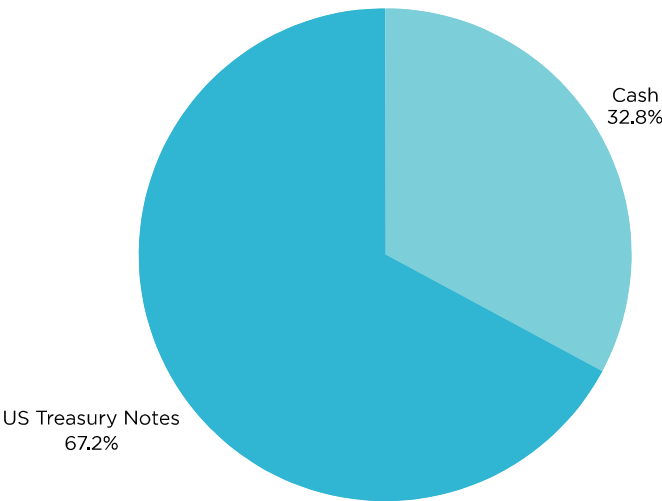
For the Month of December 2025

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/16/2024	3,407,000.00	3,399,123.07	3,408,330.88	(3,408,330.88)	-	0.00	U.S. T-Notes, 4.000%	12/15/2025
03/19/2025	994,000.00	999,081.42	996,873.29	(660.09)	996,213.20	13,715.55	U.S. T-Notes, 4.625%	03/15/2026
06/16/2025	4,326,000.00	4,326,656.55	4,337,152.99	2,534.73	4,339,687.72	8,334.09	U.S. T-Notes, 4.125%	06/15/2026
12/15/2025	4,326,000.00	4,326,656.55	-	999,013.17	999,013.17	2,024.88	U.S. T-Notes, 4.375%	12/15/2026
Totals	\$ 13,053,000.00	\$ 13,051,517.59	\$ 8,742,357.16	\$ (2,407,443.07)	\$ 6,334,914.09	\$ 24,074.52		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Available Balance 12/01/2025	\$ 1,631,155.92		1,631,155.92
Current Month Receipts		\$ 4,564,595.39	4,564,595.39
Current Month Disbursements		\$ (3,097,240.42)	(3,097,240.42)
Total Cash			\$ 3,098,510.89
Investment Ending Market Value			6,334,914.09
Total Account Balance			9,433,424.98
Operating Reserves			(4,904,652.00)
Ending Balance Available for Operations 12/31/2025			\$ 4,528,772.98

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





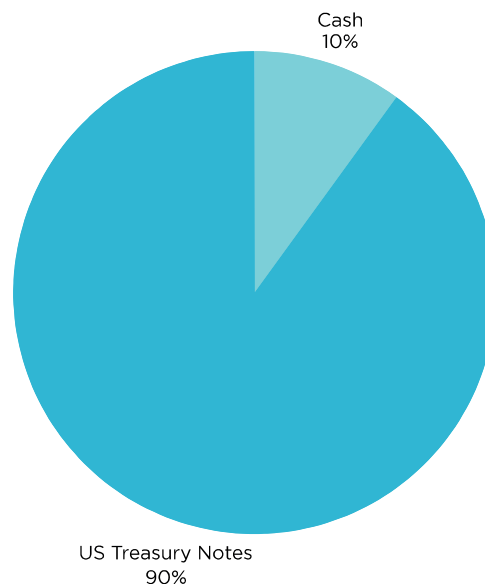
MONTHLY INVESTMENT REPORT AS OF DEC 31, 2025

Financial Services Division Real Estate Recovery Trust Account No. 3058 Investments Holdings Report For the Month of December 2025

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/16/2024	706,000.00	704,340.16	706,275.78	(706,275.78)	0.00	0.00	U.S. T-Notes, 4.000	12/15/2025
03/19/2025	683,000.00	686,491.56	684,974.30	(453.56)	684,520.74	9,424.27	U.S. T-Notes, 4.625	03/15/2026
06/16/2025	789,000.00	789,058.10	791,034.14	462.30	791,496.44	1,520.02	U.S. T-Notes, 4.125	06/15/2026
09/15/2025	1,372,000.00	1,384,272.97	1,382,504.38	160.78	1,382,665.16	18,931.33	U.S. T-Notes, 4.625	09/15/2026
12/15/2025	1,140,000.00	1,149,307.03	0.00	1,149,217.97	1,149,217.97	2,329.33	U.S. T-Notes, 4.375	12/15/2026
Totals	\$ 4,690,000.00	\$ 4,713,469.82	\$ 3,564,788.60	\$ 443,111.71	\$ 4,007,900.31	\$ 32,204.95		

	Beginning Balance	Monthly Activity Current Month	Cumulative Totals
Beginning Cash Balance 12/01/2025:	822,071.06		822,071.06
Receipts:			
Licenses' Remittances to Recovery Fund		\$ 23,950.00	
Interest Realized		32,452.79	
Repayments to Recovery Fund (Principal and Interest)		0.00	
Administrative Penalties		10,724.76	
Investments Matured		706,000.00	
Prior Month Correction		0.00	
Return to Trust		0.00	
Total Received	\$	\$ 773,127.55	\$ 773,127.55
Disbursements:			
Investments Purchased	\$	1,149,307.03	
Accrued Interest Purchased		0.00	
Disbursement to Treasury (GR)		0.00	
Payments from Recovery Fund		0.00	
Administrative Costs		100.85	
Total Disbursed	\$	\$ 1,149,407.88	(1,149,407.88)
Ending Cash Balance			445,790.73
Investment Ending Market Value			4,007,900.31
Total Account Balance			4,453,691.04
Reserved for Potential Payments Within 90 Days			(519,987.10)
Ending Account Balance 12/31/2025			\$ 3,933,703.94

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





MONTHLY INVESTMENT REPORT AS OF DEC 31, 2025

Financial Services Division

Real Estate Inspection Recovery Fund No. 0889 (3059)

For the Month of December 2025

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/15/2025	430,000.00	433,510.55	0.00	433,476.95	433,476.95	878.61	U.S. T-Notes 4.375%	12/15/2026
12/16/2024	425,000.00	423,984.20	425,166.02	(425,166.02)	0.00	0.00	U.S. T-Notes 4.000%	12/15/2025
Totals	\$ 855,000.00	\$ 857,494.75	\$ 425,166.02	\$ 8,310.93	\$ 433,476.95	\$ 878.61		

Monthly Activity

Beginning Cash Balance 12/01/2025

\$ 64,739.89

Receipts:

Licenses' Remittances to Recovery Fund
Interest Realized (includes accruals)
Treasury Note Semi-Annual Interest
Repayments
Administrative Penalties
Investments Matured

\$ 0.00
207.28
8,500.00
92.61
0.00
425,000.00

Total Received in Current Month

\$ 433,799.89

Disbursements:

Investments Purchased
Payments from Recovery Fund
Administrative Costs

\$ 433,510.55
0.00
20.20

Total Disbursed in Current Month

\$ (433,530.75)

Ending Cash Balance
Investment Ending Market Value
Total Account Balance

\$ 65,009.03
\$ 433,476.95
\$ 498,485.98

Treasury Cash Balance
Reserved for Potential Payment within 90 Days
Ending Account Balance 12/31/2025

\$ 0.00
\$ 0.00
\$ 498,485.98

Payment History

Fiscal Year	Number of Payments	Total Payments
1991 - 2011	47	\$ 336,084.95
2012	2	25,000.00
2013	1	12,500.00
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
2020	0	0.00
2020	0	0.00
2021	0	0.00
2022	0	0.00
2023	0	0.00
2024	0	0.00
2025	1	12,500.00
2026	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.