

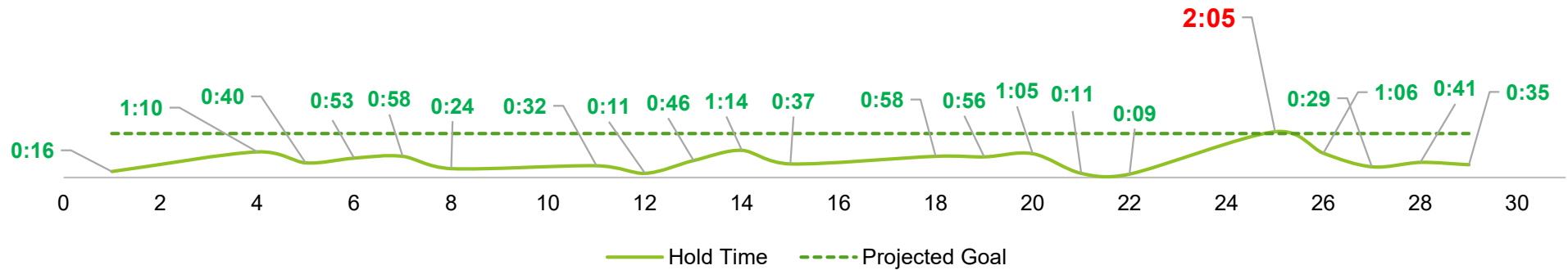


August 2025 Staff Reports

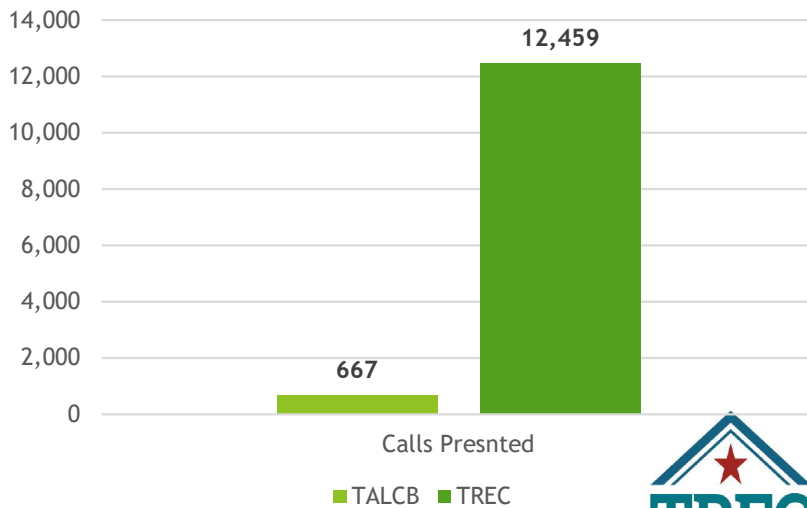
Customer Relations Division

August, 2025 Hold Time per Day

Calls Presented in July: **13,126**
 Average Hold Time: **49 seconds**
 Customer Service Representatives: **17**
21 Working Days in the Month
 • **20 days below 2-minute hold time (95%)**



TREC & TALCB

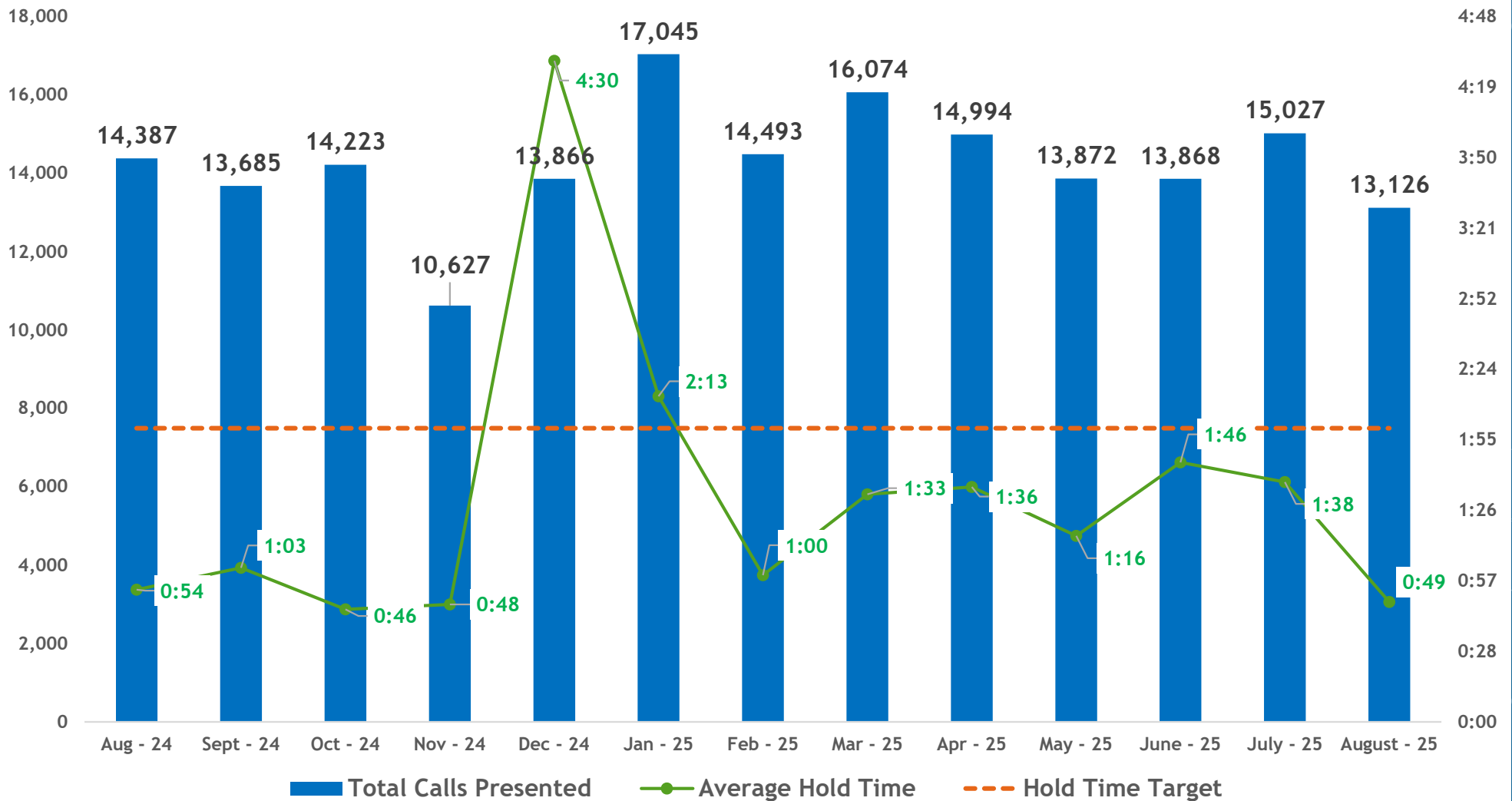


TALCB – 667 Calls (5.08%) **50 seconds**
TREC – 12,459 Calls (94.92%) **49 seconds hold time**



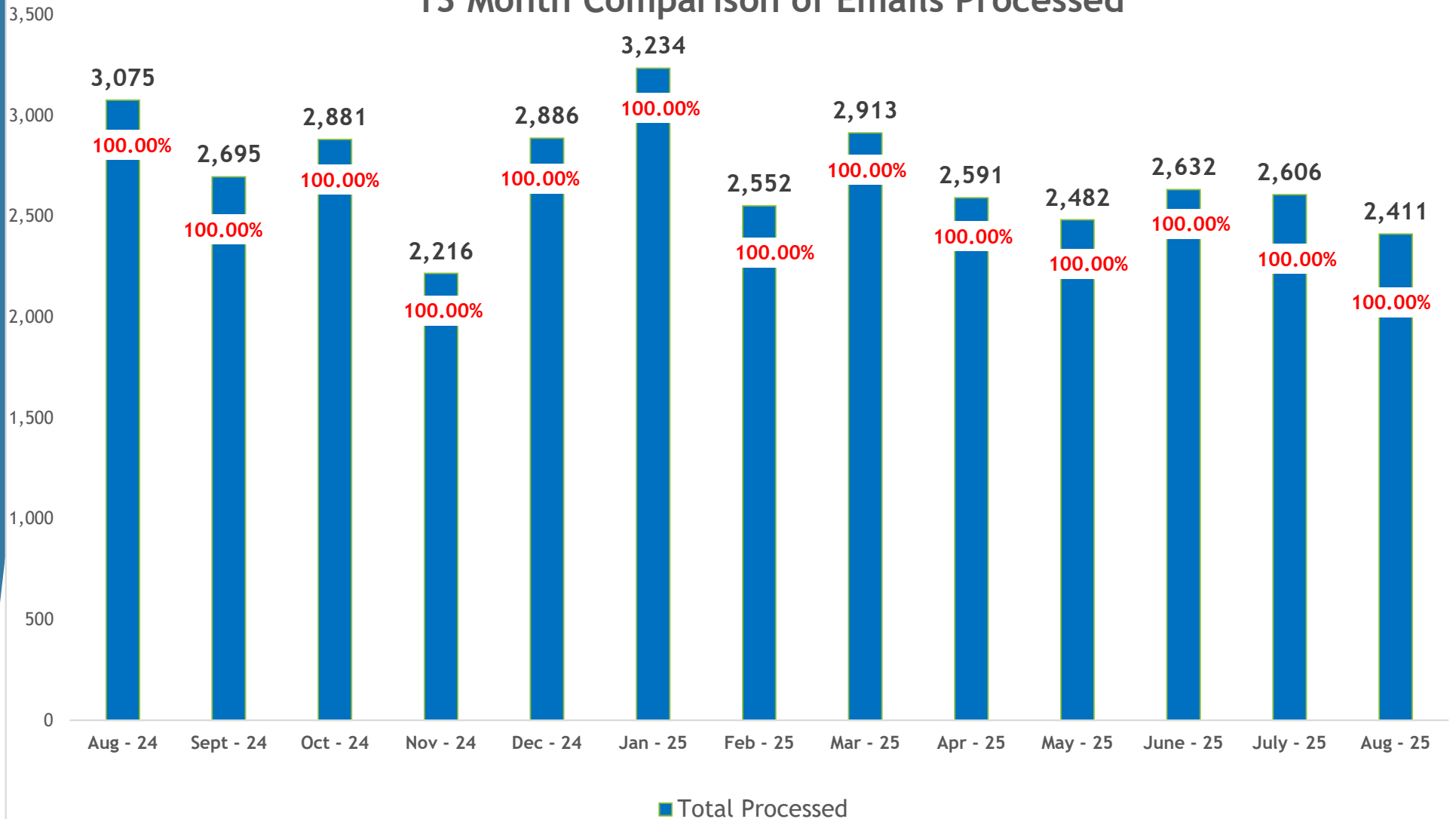
Customer Relations Division

13 Month Comparison of Calls Presented vs. Hold Time



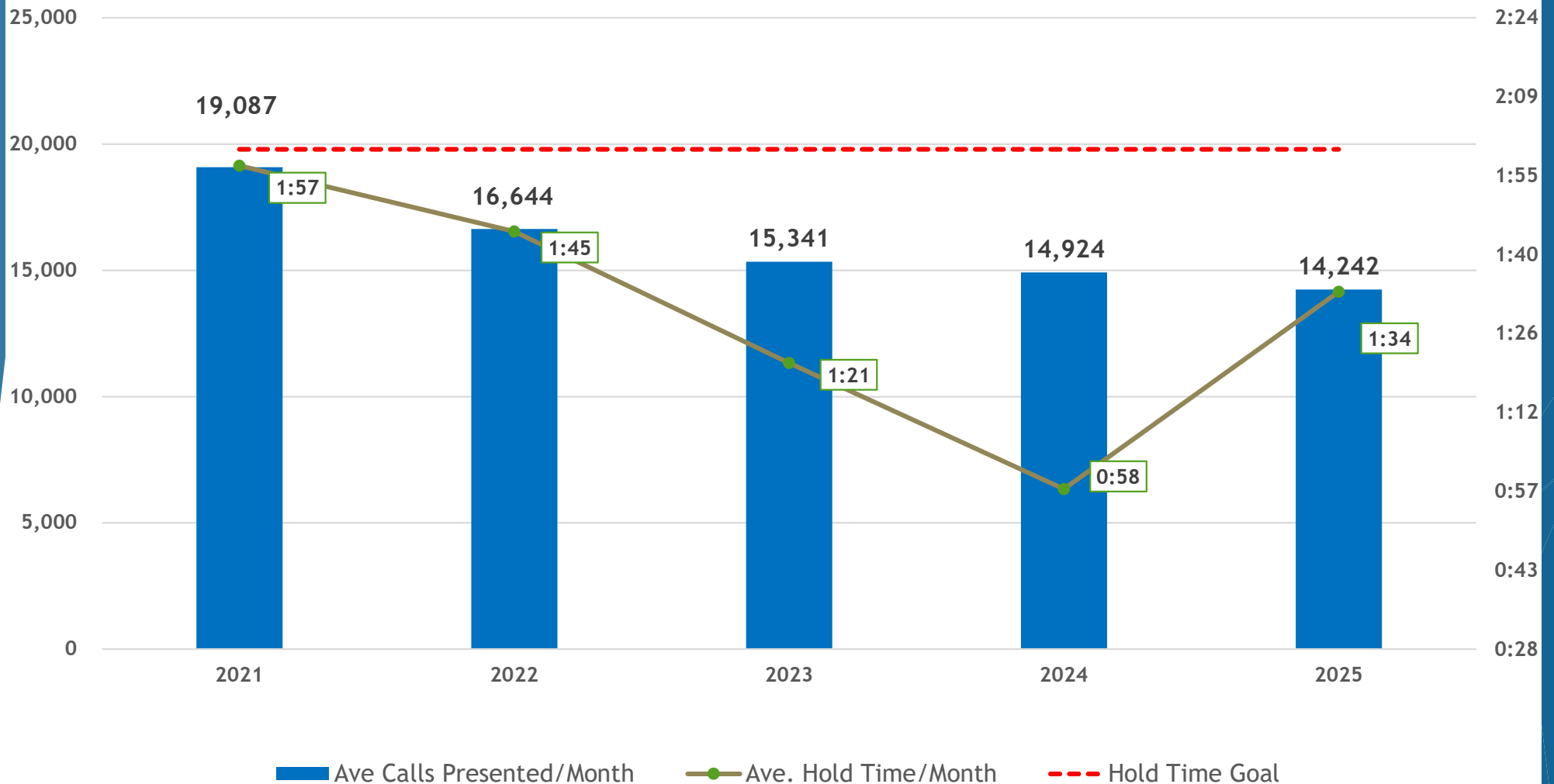
Customer Relations Division

13 Month Comparison of Emails Processed



Customer Relations Division

Fiscal Year Comparison
Ave. Calls Presented/Month vs. Ave. Hold Time/Month



Education & Examinations Division

TREC Qualifying Education Fiscal YTD

FY 2025	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	YTD
Applications Received													
Initial Provider	0	0	0	0	0	1	1	1	0	2	2	0	7
4-year Renewal Provider	2	1	0	0	0	0	1	4	0	1	2	3	14
Annual Fee for Provider	5	16	5	7	2	1	0	8	6	2	10	6	68
Total Providers	7	17	5	7	2	2	2	13	6	5	14	9	89
Initial	10	15	8	12	16	8	4	18	8	10	11	46	166
Renewal	1	9	3	0	6	8	0	1	1	22	1	4	56
Total Real Estate Courses	11	24	11	12	22	16	4	19	9	32	12	50	222
Initial	3	0	0	11	2	0	0	3	0	0	0	0	19
Renewal	0	2	4	0	12	7	0	1	2	0	2	2	32
Total Inspector Courses	3	2	4	11	14	7	0	4	2	0	2	2	51
Initial	0	0	0	0	0	0	0	0	0	1	0	0	1
Renewal	0	0	0	0	0	0	0	0	0	0	0	0	0
Total ERW Courses	0	0	0	0	0	0	0	0	0	1	0	0	1
Total Applications Received	21	43	20	30	38	25	6	36	17	38	28	61	363
Applications Approved													
Initial Provider	1	3	0	0	0	0	0	0	0	0	1	0	5
4-year Renewal Provider	0	2	2	0	0	0	0	1	0	3	0	1	9
Annual Fee for Provider	8	5	5	6	3	2	0	4	3	2	0	4	42
Overall	9	10	7	6	3	2	0	5	3	5	1	5	56
Initial	17	8	6	22	7	19	5	19	15	9	4	21	152
Renewal	0	1	8	0	6	10	9	2	0	15	0	2	53
Real Estate Courses	17	9	14	22	13	29	14	21	15	24	4	23	205
Initial	0	0	1	2	1	0	0	0	0	2	0	1	7
Renewal	0	0	0	0	14	7	14	0	0	0	0	6	41
Inspector Courses	0	0	1	2	15	7	14	0	0	2	0	7	48
Initial	0	0	0	0	0	0	0	0	0	0	0	0	0
Renewal	0	0	0	0	0	0	0	0	0	0	0	0	0
ERW Courses	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Applications Approved	26	19	22	30	31	38	28	26	18	31	5	35	309

Education & Examinations Division

TREC Continuing Education Fiscal YTD

FY 2025	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	YTD
Applications Received													
Initial Provider	13	15	11	3	10	7	17	15	11	7	15	11	135
Renewal Provider	9	11	5	18	20	17	10	17	18	21	20	14	180
Total Providers	22	26	16	21	30	24	27	32	29	28	35	25	315
Real Estate CE Courses	186	249	279	243	261	302	334	223	197	225	218	184	2901
Inspector CE (ICE) Courses	11	3	16	16	49	11	7	16	11	13	33	13	199
ERW Courses	0	4	0	0	1	1	2	2	2	1	0	0	13
Total Applications Received	219	282	311	280	341	338	370	273	239	267	286	222	3428
	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	YTD
Applications Approved													
Initial Provider	3	18	9	9	6	12	16	14	14	5	14	11	131
Renewal Provider	11	18	12	6	19	23	22	16	19	17	20	17	200
Total Providers	14	36	21	15	25	35	38	30	33	22	34	28	331
Real Estate CE Courses	190	153	203	292	257	253	413	324	182	222	230	177	2896
Inspector CE (ICE) Courses	8	10	24	5	26	36	16	16	14	5	19	20	199
ERW Courses	0	2	4	6	3	1	3	2	2	0	1	0	24
Total Applications Approved	212	201	252	318	311	325	470	372	231	249	284	225	3450

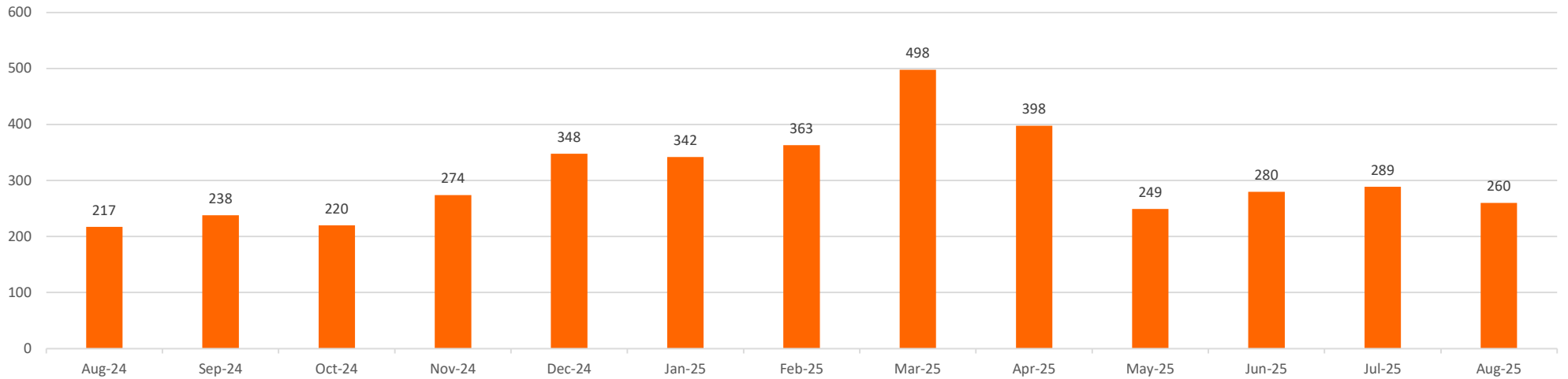
Education & Examinations Division

TREC Applications Approved 13-Month Comparison

	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
Qualifying Provider	1	9	10	7	6	3	2	0	5	3	5	1	5
Qualifying Real Estate Courses	5	17	9	14	22	13	29	14	21	15	24	4	23
Qualifying Inspector Courses	0	0	0	1	2	15	7	14	0	0	2	0	7
Qualifying ERW Courses	0	0	0	0	0	0	0	0	0	0	0	0	0
All Qualifying Applications	6	26	19	22	30	31	38	28	26	18	31	5	35

Continuing Education Provider	26	14	36	21	15	25	35	38	30	33	22	34	28
Continuing Real Estate Courses	180	190	153	203	292	257	253	413	324	182	222	230	177
Continuing Education Inspector Courses	5	8	10	24	5	26	36	16	16	14	5	19	20
Continuing Education ERW Courses	0	0	2	4	6	3	1	3	2	2	0	1	0
All Continuing Education Applications	211	212	201	252	318	311	325	470	372	231	249	284	225

All Applications Approved	217	238	220	274	348	342	363	498	398	249	280	289	260
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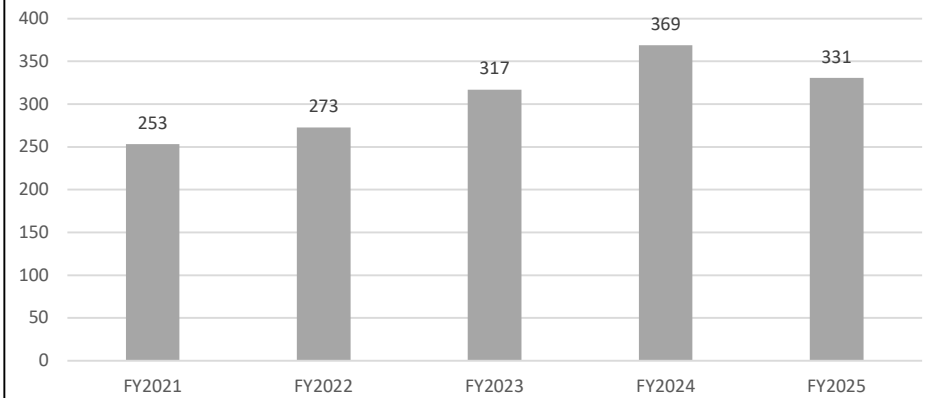


Education & Examinations Division TREC Total Applications Approved - Fiscal YTD2025

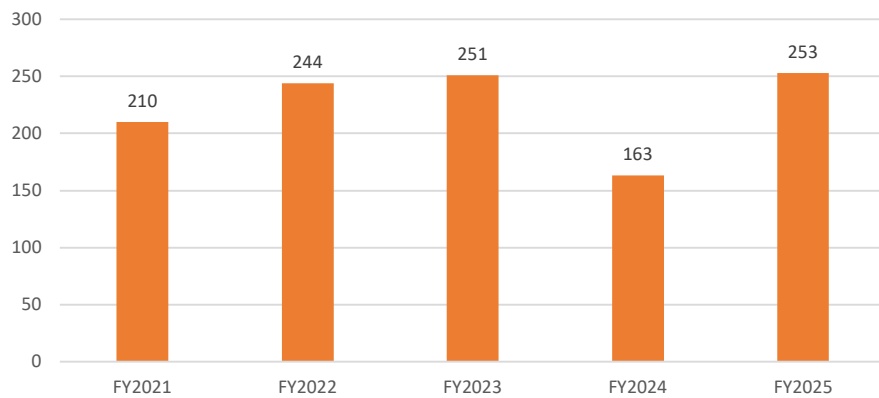
QE Providers Approved



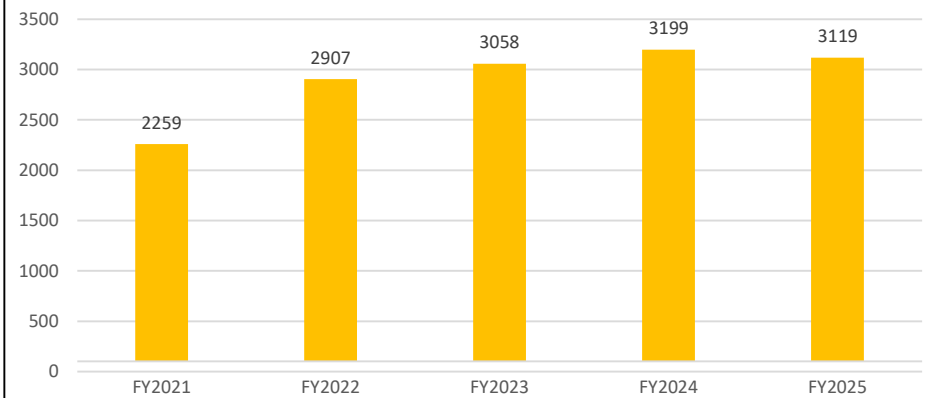
CE Providers Approved



Qualifying Courses Approved



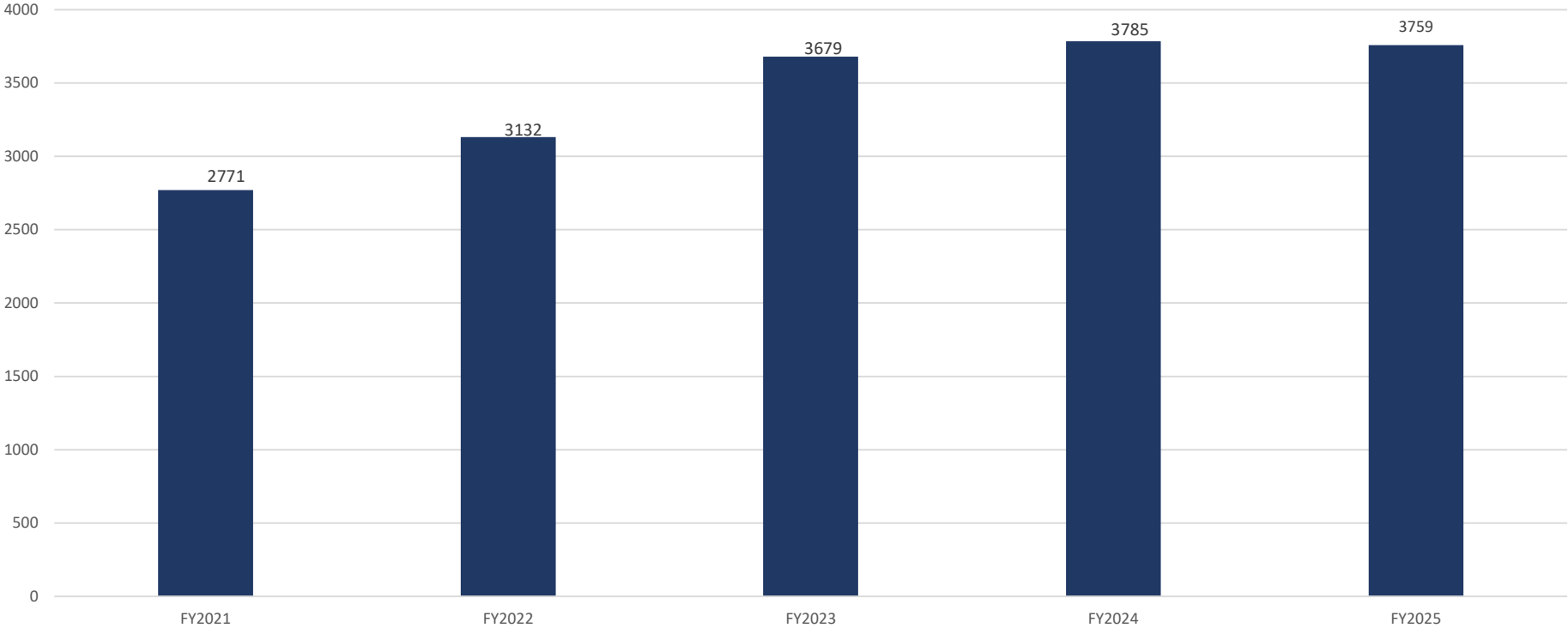
CE Courses Approved



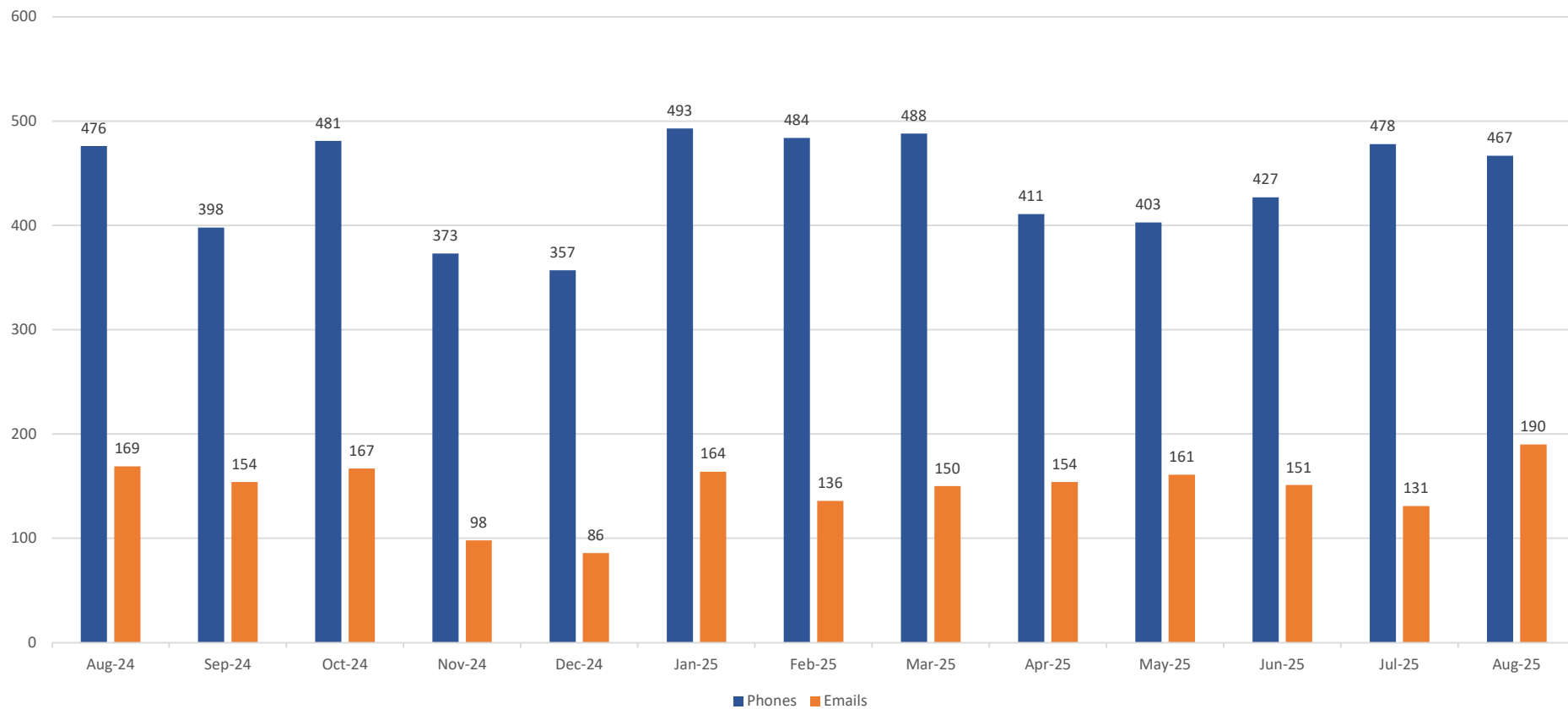
Education & Examinations Division

All TREC Applications Approved

Year-Over-Year Comparison

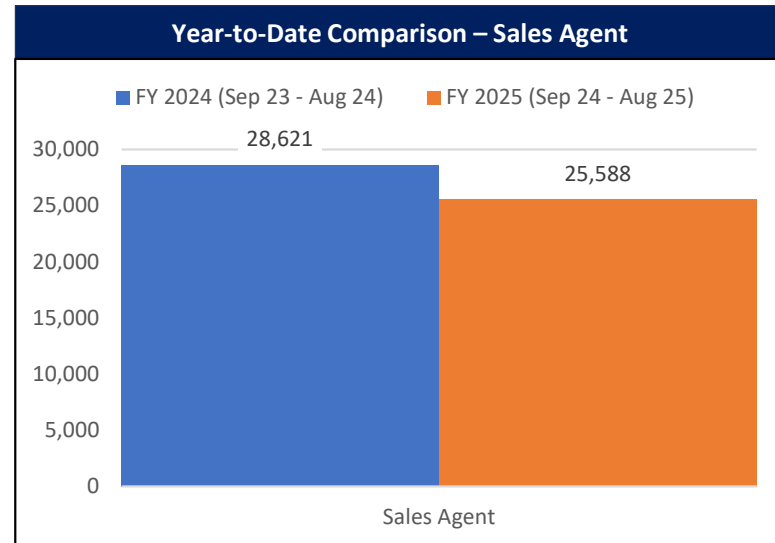
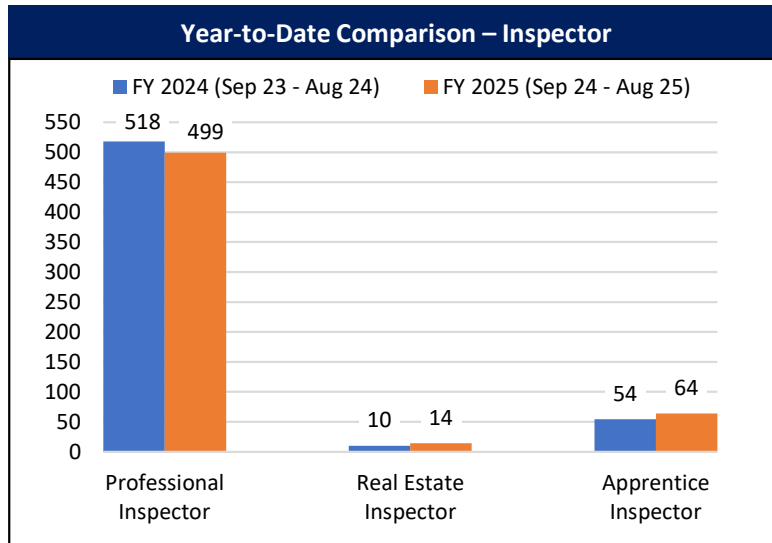
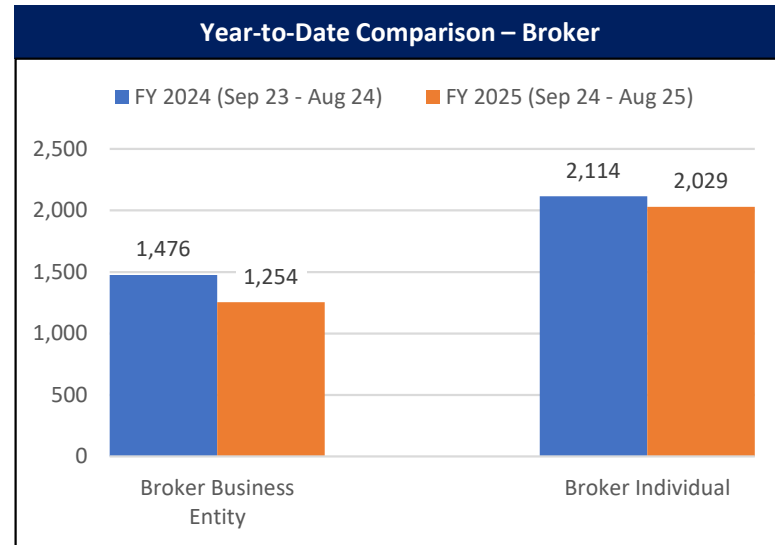
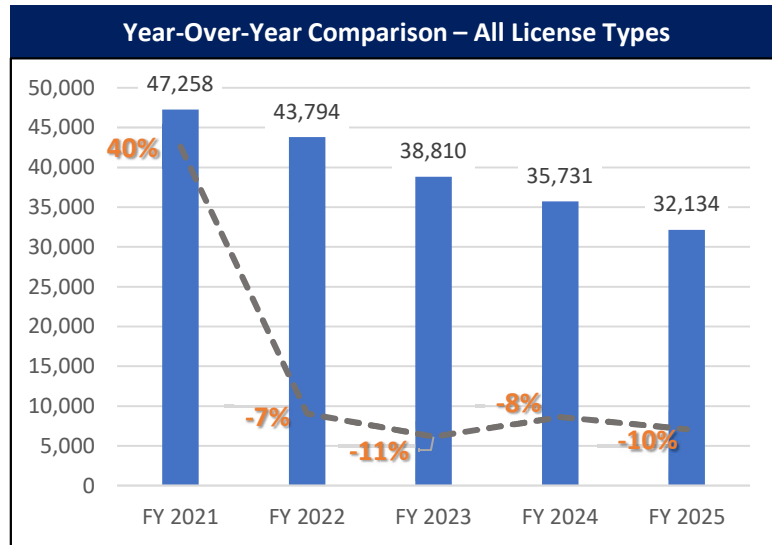


Education & Examinations Division
Email and Phone Call Volume 13-Month Comparison
August 2025



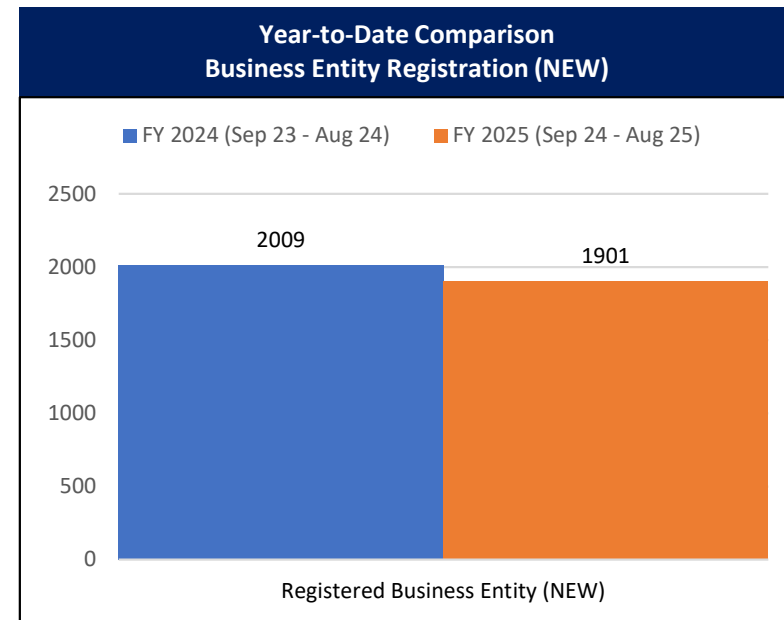
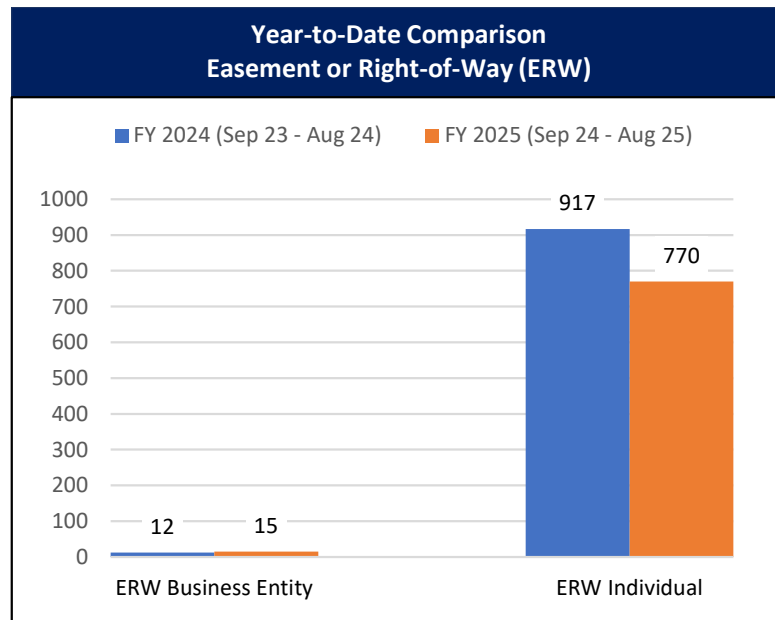
Licensing Division

Initial Applications Received



Licensing Division

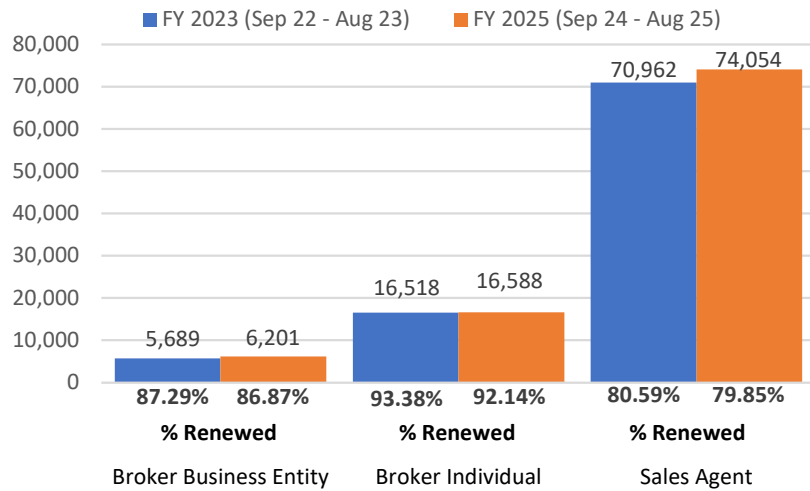
Initial Applications Received



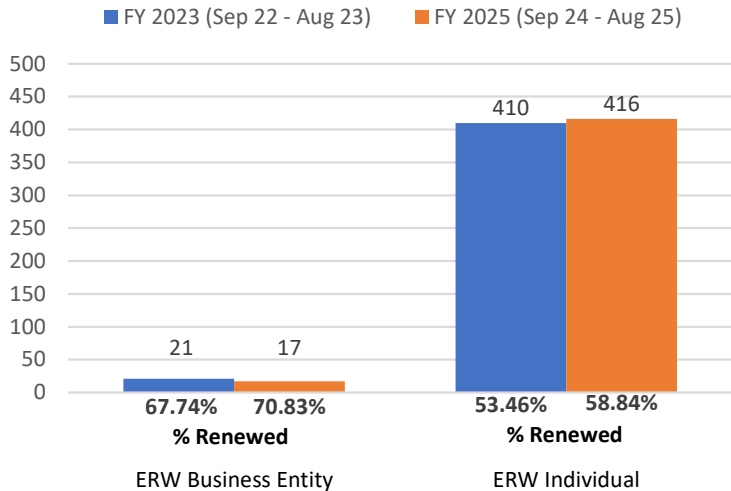
Licensing Division

Renewal Activity

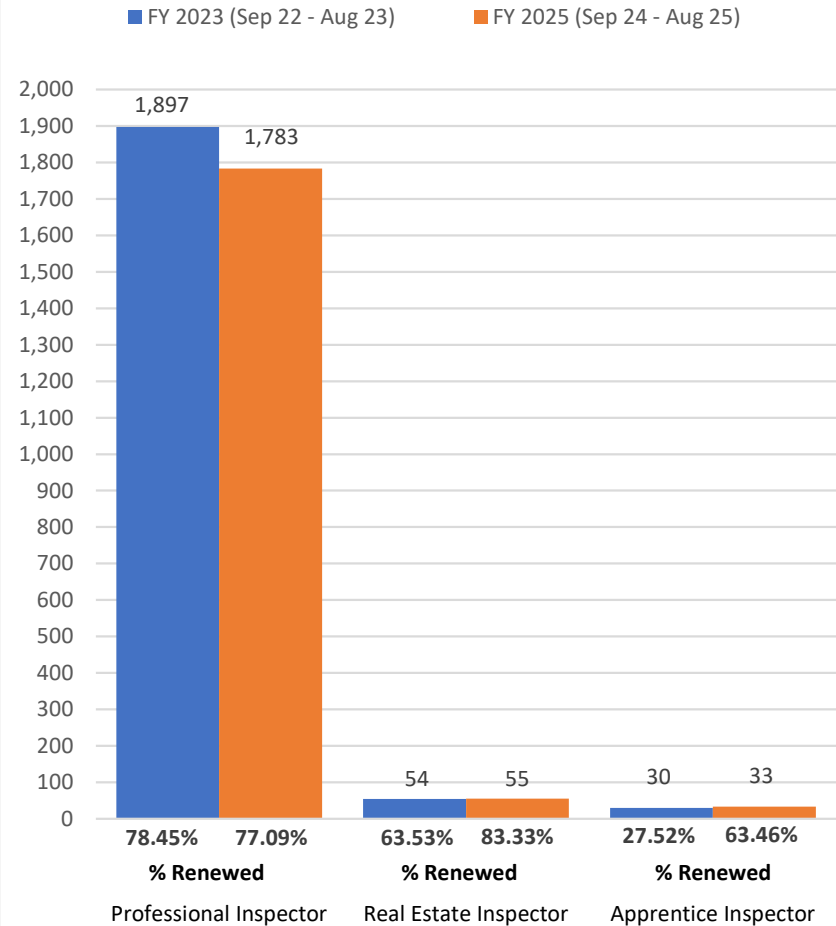
Year-to-Date Comparison – Broker & Sales Agent



Year-to-Date Comparison – Easement or Right-of-Way Registrant



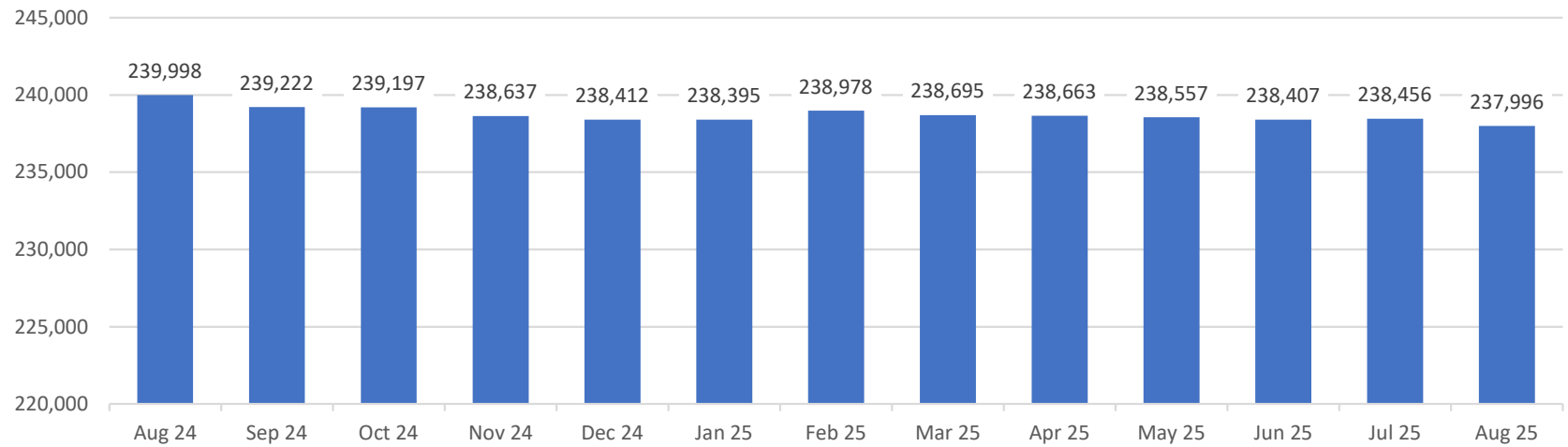
Year-to-Date Comparison – Inspector



Licensing Division

License and Registration Counts

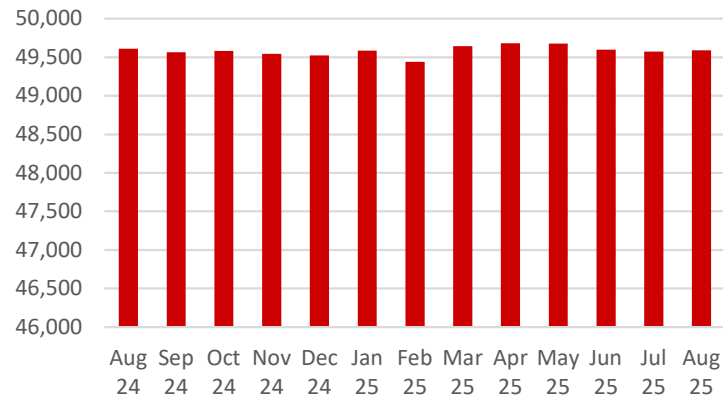
Total License Holders and Registrants 13-Month Comparison													
	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25
Brokers	49,612	49,566	49,583	49,543	49,524	49,585	49,442	49,643	49,679	49,678	49,596	49,573	49,590
<i>Active Business Entity Brokers</i>	14,592	14,577	14,593	14,589	14,582	14,625	14,571	14,624	14,648	14,658	14,623	14,640	14,662
<i>Active Individual Brokers</i>	33,062	33,001	32,982	32,951	32,899	32,924	32,871	32,985	32,991	32,967	32,941	32,923	32,924
Sales Agents	182,949	182,124	182,005	181,451	181,180	180,956	181,565	180,914	180,699	180,494	180,313	180,313	179,764
<i>Active Sales Agents</i>	143,613	144,217	144,111	143,962	142,420	141,749	141,528	142,012	141,975	141,041	141,617	141,617	142,146
Brokers & Sales Agents	232,561	231,690	231,588	230,994	230,704	230,541	231,007	230,557	230,378	230,172	229,909	229,886	229,354
Registered Business Entities (NEW)	1,383	1,481	1,584	1,668	1,768	1,930	2,104	2,206	2,351	2,461	2,554	2,648	2,733
Inspectors	4,562	4,558	4,549	4,510	4,495	4,481	4,426	4,469	4,463	4,448	4,462	4,447	4,421
<i>Active Inspectors</i>	3,822	3,803	3,789	3,756	3,732	3,712	3,686	3,706	3,693	3,690	3,712	3,696	3,678
Easement or Right-of-Way Registrants	1,492	1,493	1,476	1,465	1,445	1,443	1,441	1,463	1,471	1,476	1,482	1,475	1,488
All License Holders	239,998	239,222	239,197	238,637	238,412	238,395	238,978	238,695	238,663	238,557	238,407	238,456	237,996
<i>% Change</i>		-0.32%	-0.01%	-0.23%	-0.09%	-0.01%	0.24%	-0.12%	-0.01%	-0.04%	-0.06%	0.02%	-0.19%



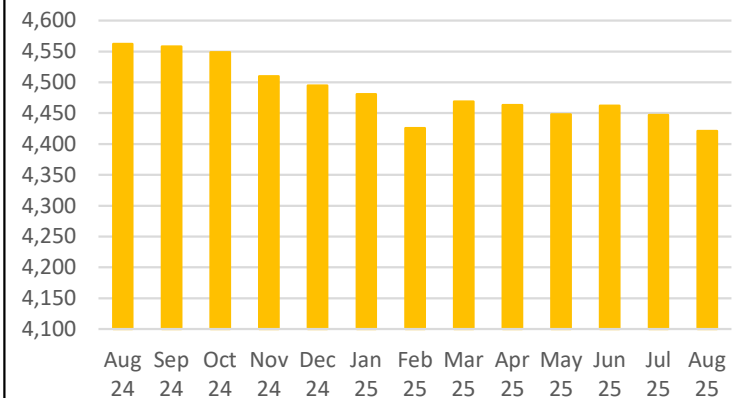
Licensing Division

License and Registration Counts 13-Month Comparisons by License Type

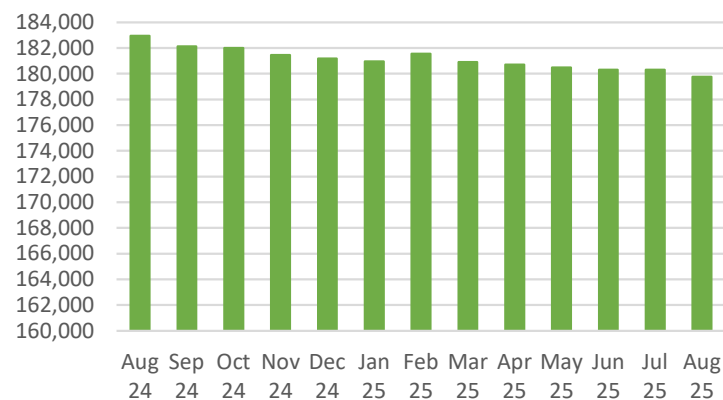
Broker – Business Entity & Individual



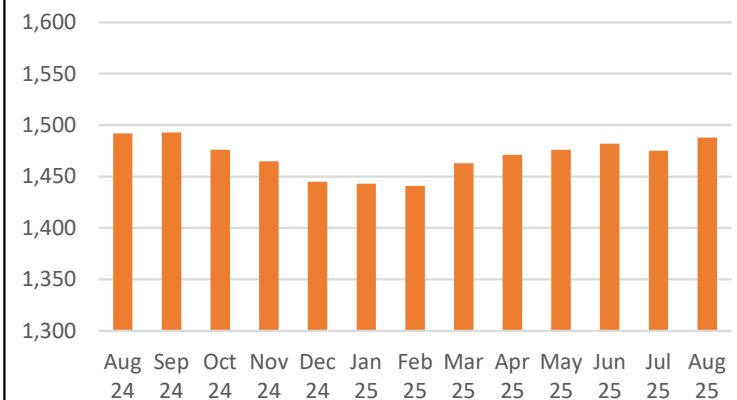
Inspectors



Sales Agents



Easement or Right-of-Way Registrants



Licensing Division

Application Processing Time

Average Number of Calendar Days to Process an Initial Application													
13-Month Comparison - Goal: 14 days													
	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25
Broker Business Entity	6.73	6.06	6.12	5.26	9.13	10.02	10.26	10.14	7.97	6.06	8.70	6.38	6.52
Broker Individual	6.92	8.67	7.02	8.76	9.33	10.07	8.65	9.55	8.51	9.50	7.15	8.46	8.08
Sales Agent	4.17	3.83	3.40	3.58	5.02	6.06	6.31	7.57	5.01	5.23	4.42	4.61	3.87
Professional Inspector	5.32	8.01	5.56	9.34	7.31	6.46	8.22	9.21	6.84	7.51	8.37	5.62	5.85
Real Estate Inspector	n/a	n/a	2.53	5.06	1.34	3.50	n/a	6.69	3.36	3.40	6.62	4.42	7.00
Apprentice Inspector	3.95	5.50	n/a	n/a	3.39	8.85	n/a	10.81	4.12	6.43	8.10	7.60	4.76
Easement or Right-of-Way Business Entity	n/a	n/a	2.62	n/a	1.35	4.00	5.17	3.56	1.50	6.45	n/a	7.31	4.41
Easement or Right-of-Way Individual	3.90	3.48	3.90	3.86	4.07	4.08	n/a	5.70	3.98	3.73	4.54	3.62	2.67
Registered Business Entity (NEW)	5.61	4.87	5.32	5.75	9.77	7.43	7.24	8.91	6.46	6.40	8.45	5.49	6.78

Initial Applications Received Month-Over-Month Comparison													
	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25
Broker Business Entity	112	82	83	103	95	134	120	111	116	103	70	126	115
Broker Individual	153	175	209	141	158	198	163	176	169	156	169	184	188
Sales Agent	2,391	2,114	2,229	1,675	1,771	2,331	2,183	2,533	2,460	2,435	2,287	2,325	2,214
Professional Inspector	41	45	37	37	33	35	50	44	50	54	37	47	32
Real Estate Inspector	0	1	3	0	2	1	0	1	2	1	1	1	1
Apprentice Inspector	5	1	1	4	2	3	7	4	5	10	13	8	5
Easement or Right-of-Way Business Entity	0	1	2	1	1	2	0	2	4	1	0	0	1
Easement or Right-of-Way Individual	74	64	75	52	57	87	72	72	69	60	56	59	61
Registered Business Entity (NEW)	129	131	140	117	168	261	190	184	206	136	119	136	128

TREC Enforcement Division

Case Status

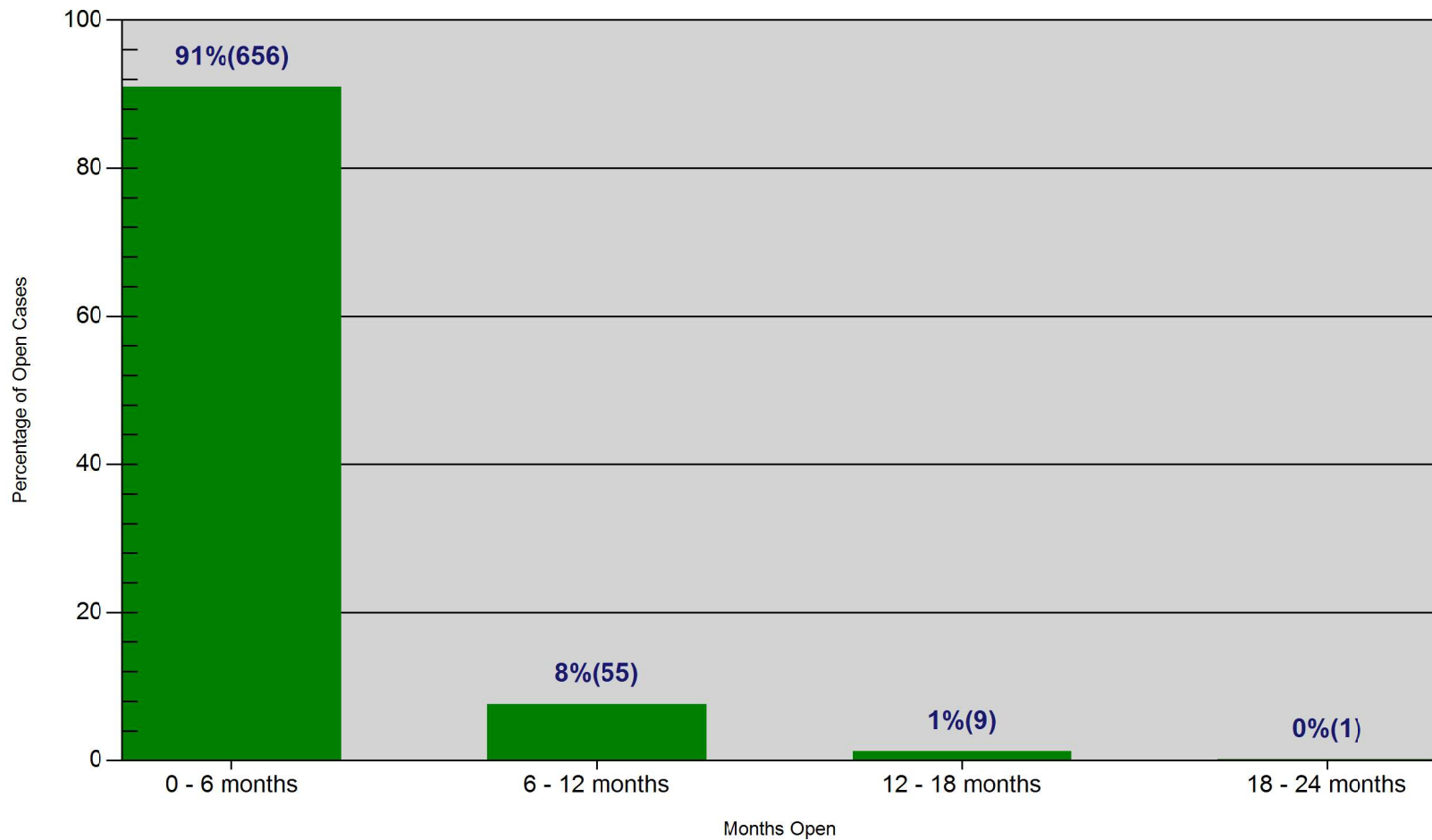
FY 2025

	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	YTD
Received During Month	484	523	373	440	458	533	539	561	526	532	498	507	5974
Broker/Sales	181	211	143	183	182	194	172	183	204	210	197	243	2303
Inspector	12	5	6	9	4	17	9	12	11	8	7	8	108
Timeshare	1	2	4	3	4	5	2	1	3	2	2	4	33
Unlicensed Activity	6	5	4	4	5	4	4	13	12	9	5	7	78
No Jurisdiction	12	14	14	9	10	15	21	15	16	27	20	9	182
Application Investigation	152	167	133	159	110	185	211	218	169	165	168	125	1962
Fitness Inquiry	117	117	69	70	141	111	115	117	107	108	98	110	1280
Education Related	1	0	0	1	1	1	2	0	0	2	0	1	9
Easement ROW	1	0	0	1	1	1	1	0	2	0	0	0	7
Other	1	2	0	1	0	0	2	2	2	0	1	0	11
	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	YTD
Closed During Month	519	455	416	382	491	464	541	578	495	524	485	504	5854
Complaint Withdrawn	4	6	2	4	4	7	8	4	5	3	6	5	58
Cease & Desist Issued	0	0	2	0	0	1	1	1	1	0	2	0	8
Disciplinary Action	44	40	35	46	35	41	51	69	33	50	41	42	527
Failure to Go Forward	31	31	21	24	27	28	21	39	33	45	31	31	362
Insufficient Evidence	40	39	22	44	29	44	34	53	29	41	30	36	441
Matter Settled	25	24	24	17	33	21	20	16	34	28	22	17	281
No Jurisdiction	97	68	52	54	71	81	75	80	76	74	86	101	915
No Violation	3	4	5	1	3	5	6	1	1	3	3	1	36
Application Investigation	147	112	147	104	150	124	189	180	157	166	135	135	1746
Fitness Inquiries	81	93	64	57	98	82	93	87	82	79	94	87	997
Other	15	10	10	7	18	10	11	10	17	9	10	12	139
Open at Beginning of Month													719
Received During Month													507
Closed During Month													504
Open at End of Month													721
Received During Fiscal Year													5974
Closed During Fiscal Year													5854

TREC Enforcement Division: E2 Report

Open Case Aging Report

as of 8/31/2025



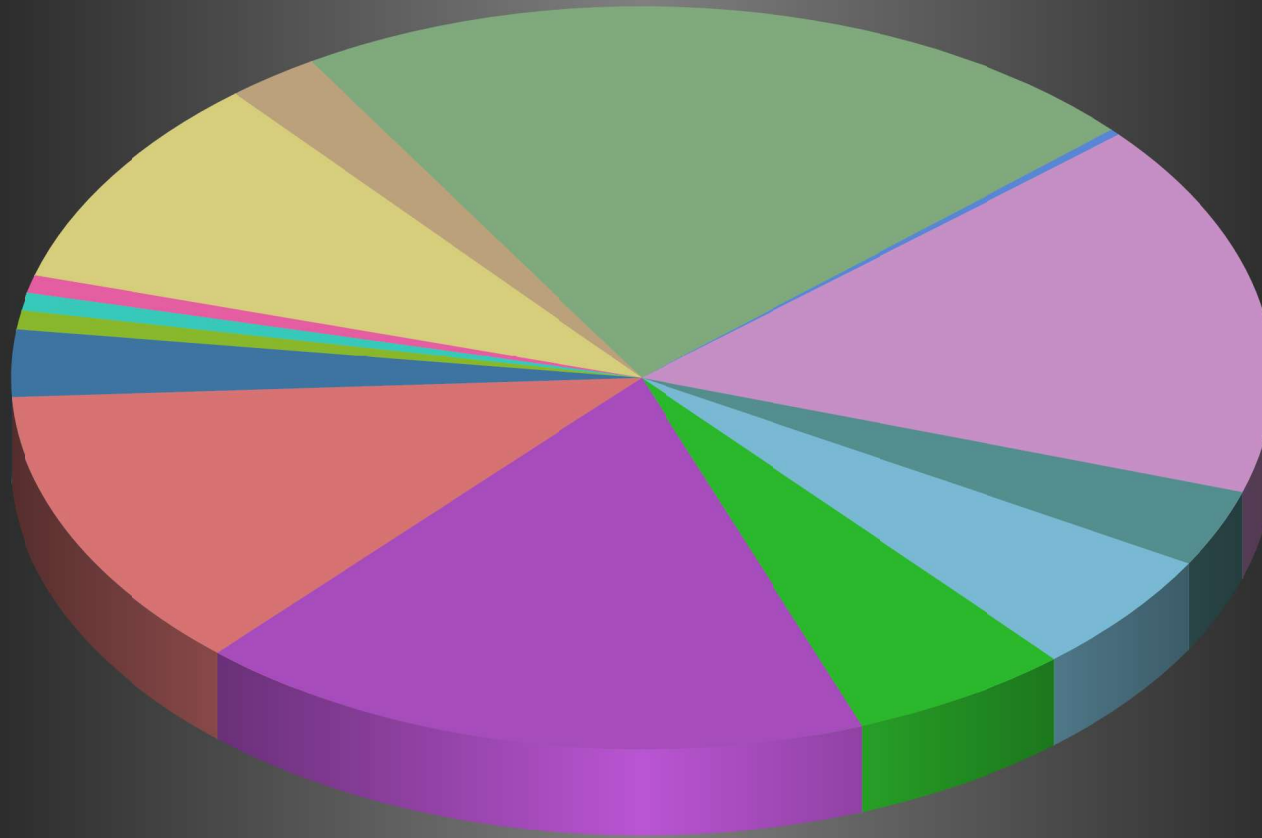
TREC Enforcement Division

Open Case Aging

E2 Report

Complaint Subject Categories for August 2024 through August 2025

1817 Total Allegations



Administrative 5.34 % (97)	Leasing/Property Management - Misappropriation 0.77 % (14)
Advertising 5.67 % (103)	Leasing/Property Management - Other 9.41 % (171)
Breach of Fiduciary Duties 17.39 % (316)	License Holder Acting as Principal 2.37 % (43)
Broker Supervision 12.44 % (226)	Licensure Issues 22.12 % (402)
Failure to Disclose 2.92 % (53)	Sales Misappropriation 0.28 % (5)
Improper Contract/Seller Disclosure form usage 0.83 % (15)	Sales Other 16.35 % (297)
Intermediary/IABS 0.77 % (14)	Unlicensed Activity 3.36 % (61)

Complaint Subject Categories by Month															
Subject Matter Categories	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Total	YTD
Administrative <i>Bad check, contact information, uncooperative, etc.</i>	12	3	9	5	8	6	11	14	12	6	7	1	3	97	5.34%
Advertising <i>Includes misleading & dba</i>	22	10	5	7	5	5	6	6	8	4	11	9	5	103	5.67%
Breach of Fiduciary Duty <i>Including false promise</i>	37	33	27	22	28	24	22	38	38	10	16	7	14	316	17.39%
Broker Supervision	25	23	14	9	21	11	10	20	34	15	19	15	10	226	12.44%
Failure to Disclose	6	4	5	1	3	3	4	3	9	3	6	2	4	53	2.92%
Improper contract/Seller Disclosure form usage <i>Including false promise</i>	3	1	1	2	0	0	1	0	4	1	0	2	0	15	0.83%
Intermediary/IABS	3	0	0	0	0	0	1	0	1	1	1	6	1	14	0.77%
Leasing/Property Management - Misappropriation	3	1	0	1	1	1	1	2	1	1	1	1	0	14	0.77%
Leasing/Property Management - Other <i>Includes negligence, referral, etc.</i>	17	8	8	5	20	10	22	13	24	6	18	8	12	171	9.41%
License Holder Acting as Principal	6	2	2	3	4	0	3	4	2	2	6	5	4	43	2.37%
Licensure Issues <i>Criminal background check, denials, probationary license, etc.</i>	30	30	33	30	20	39	26	25	25	45	38	30	31	402	22.12%
Sales Misappropriation <i>Other than Leasing/Property Management - Misappropriation</i>	1	1	0	0	0	1	0	0	1	0	0	1	0	5	0.28%
Sales Other <i>Includes negligence, rebate, referral, earnest money, etc. (other than Leasing/Property Management - Other)</i>	36	21	23	14	24	18	19	21	26	16	23	28	28	297	16.35%
Unlicensed Activity	6	3	3	8	5	3	3	2	17	3	4	3	1	61	3.36%
Total	207	140	130	107	139	121	129	148	202	113	150	118	113	1817	

Information Technology Division

Electronic Information Outlet Statistics

August 2025

Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	1,487,244	18,582,741	20,710,368
Total Monthly Sessions	429,265	5,401,016	6,883,784

Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	1512	1198	79.2%	78.5%	80.3%
Broker Application	118	98	83.1%	82.2%	80.7%
Sales Agent Application	1306	1019	78.0%	77.3%	79.8%
Broker Organization Application	88	81	92.0%	93.0%	88.1%
Renewals	8668	8538	98.5%	98.3%	98.2%
Broker Renewals	1420	1391	98.0%	97.6%	97.1%
Sales Agent Renewal	6577	6494	98.7%	98.6%	98.5%
Broker Organization Renewals	479	464	96.9%	97.2%	97.4%
Professional Inspector Renewals	147	147	100.0%	97.4%	97.5%
Real Estate Inspector Renewals	4	4	100.0%	96.5%	97.8%
Apprentice Inspector Renewals	2	0	0.0%	87.9%	96.0%
Easement ROW Business Renewals	1	1	100.0%	100.0%	100.0%
Easement ROW Individual Renewals	38	37	97.4%	97.9%	98.3%
Business Entity	85	85	100.0%	100.0%	100.0%

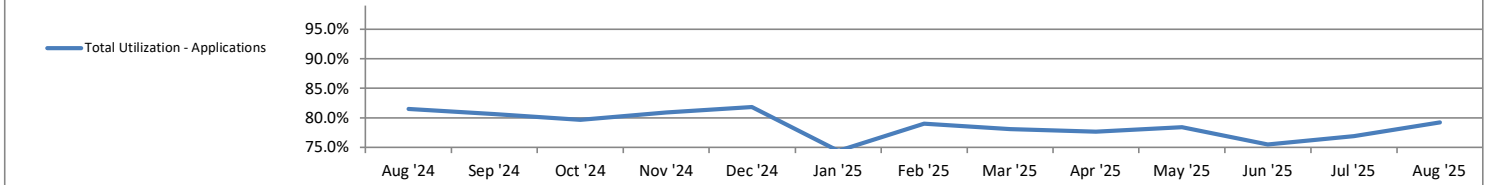
Information & Technology Division

Electronic Information Outlet Statistics

August 2025

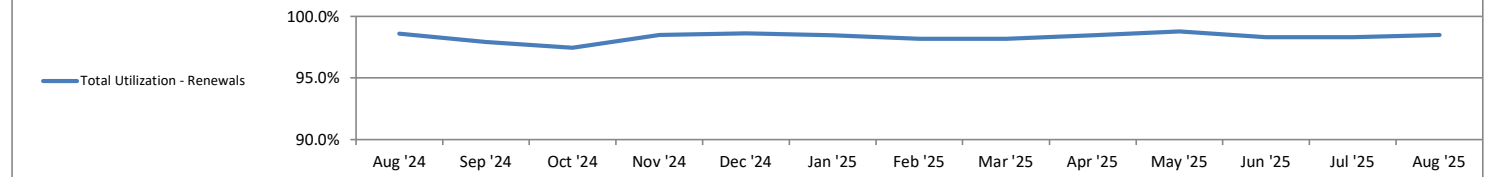
Applications	Aug '24	Sep '24	Oct '24	Nov '24	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25
Broker Application	87.2%	80.2%	84.3%	77.0%	85.3%	75.7%	80.2%	86.8%	83.2%	83.7%	85.7%	80.6%	83.1%
Sales Agent Application	81.8%	80.2%	78.4%	80.5%	80.9%	72.4%	78.0%	76.6%	76.1%	77.4%	74.1%	75.7%	78.0%
Broker Organization Applications	60.0%	90.0%	97.1%	93.8%	93.5%	91.8%	91.7%	91.4%	96.2%	91.3%	91.2%	95.2%	92.0%
Total Utilization - Applications	81.5%	80.6%	79.6%	80.9%	81.8%	74.4%	79.0%	78.1%	77.7%	78.4%	75.5%	76.9%	79.2%

Utilization Online Application Services



Renewals	Aug '24	Sep '24	Oct '24	Nov '24	Dec '24	Jan '25	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25
Broker Renewals	97.9%	96.9%	96.9%	98.0%	98.8%	98.5%	97.6%	96.3%	97.7%	98.0%	97.4%	97.1%	98.0%
Sales Agent Renewal	99.1%	98.3%	97.7%	98.8%	98.7%	98.7%	98.4%	98.8%	98.7%	99.0%	98.6%	98.7%	98.7%
Broker Organization Renewal	95.6%	97.0%	97.0%	96.4%	99.0%	97.3%	97.6%	96.3%	97.6%	98.3%	96.9%	96.2%	96.9%
Professional Inspector Renewals	93.6%	95.7%	94.4%	96.8%	97.1%	95.1%	97.7%	98.8%	97.9%	98.7%	100.0%	96.5%	100.0%
Real Estate Inspector Renewals	80.0%	100.0%	100.0%	100.0%	83.3%	100.0%	100.0%	85.7%	100.0%	100.0%	100.0%	100.0%	100.0%
Apprentice Inspector Renewals	100.0%	100.0%	100.0%	100.0%	100.0%	50.0%	100.0%	80.0%	100.0%	100.0%	100.0%	100.0%	0.0%
Easement ROW Business Renewals	50.0%	100.0%	100.0%	N/A	100.0%	100.0%	100.0%	N/A	100.0%	N/A	100.0%	100.0%	100.0%
Easement ROW Individual Renewals	96.3%	96.8%	100.0%	100.0%	87.5%	100.0%	96.0%	100.0%	96.4%	100.0%	97.5%	100.0%	97.4%
Total Utilization - Renewals	98.6%	97.9%	97.5%	98.5%	98.6%	98.5%	98.2%	98.2%	98.5%	98.8%	98.3%	98.3%	98.5%

Utilization Online Renewal Services





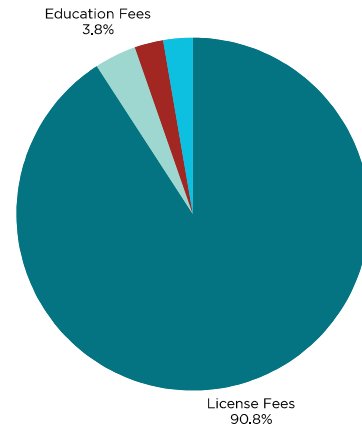
EXECUTIVE FINANCIAL REPORT

AUG 2025

Total Revenue (YTD)	Total Expenses (YTD)	Gain/Loss
\$13,648,082	\$18,580,581	(\$4,932,499)

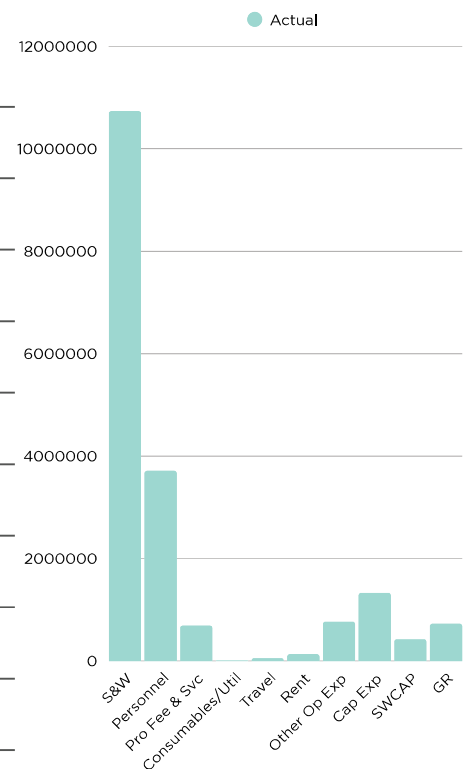
Income Report

Source	Budgeted	Actual	Difference
License Fees	12,637,910	12,394,790	243,120
Education Fees	498,110	524,998	(26,888)
Examination Fees	441,640	360,219	81,421
Other Misc Revenue	257,401	368,075	(110,674)
Total Income	\$13,835,061	\$13,648,082	\$186,979



Expenses Report

Source	Budgeted	Actual	Difference
Salaries & Wages	11,242,038	10,734,692	507,346
Other Personnel Costs	3,996,132	3,711,732	284,400
Professional Fees & Svcs	756,768	690,384	66,384
Consumables/Utilities	19,525	8,782	10,744
Travel	80,725	55,838	24,887
Rent (Buildings/Equip)	255,380	131,700	123,680
Other Operating Expenses	882,911	767,218	115,693
Capital Expenditures	2,952,858	1,328,864	1,623,995
SWCAP	313,008	423,873	(110,865)
Annual GR Payment	727,500	727,500	0
Total Expenses	\$21,226,845	18,580,581	\$2,646,264





EXECUTIVE FINANCIAL REPORT

AUG 2025

Notes

- Our ending revenue collection is at 98.6% for FY25. We were \$186,979 (1.4%) away from our target revenue collection.
- Our ending expenses were also below target, with 87.5% of budgeted expenses recorded for a total of \$18,580,581
- Our expenses exceeded our revenue, we ended with an operational deficit of -\$4.9M

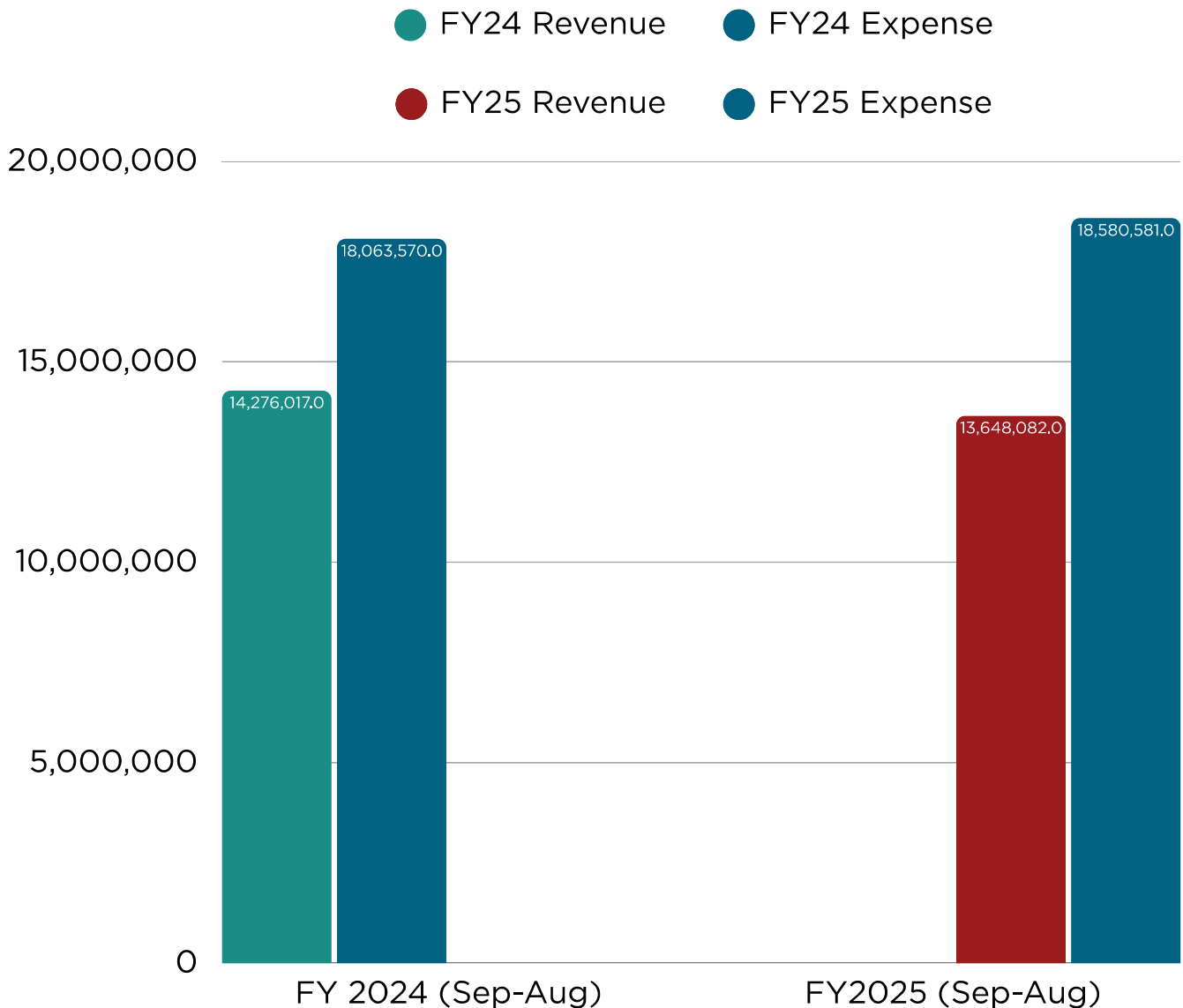
Expenses Report



EXECUTIVE FINANCIAL REPORT

AUG 2025

Revenue & Expense Totals Year Over Year





EXECUTIVE FINANCIAL REPORT

AUG 2025

Regulatory Applications Modernization Project Budget						
Total Project Costs		Amount (in \$)	Details of the Project		Regulatory Applications	
Total Budgeted Expenditures		5,502,087.37	Name of the Company		Various	
Total Actual Expenditures		3,192,472.87	Project Name or ID		RAMP	
Total Remaining		2,309,614.50	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	606,300.37	(228,650.00)
	FY2025					
1	Implementation Services-continuation	5000 Capitalized Expenses	PO 23-0075, Accela COBJ: 7390 PCA 43803 Period of Performance 12/30/2022-08/31/2025	-	1,035,193.75	(1,035,193.75)
2	Implementation Services-Change Orders	5000 Capitalized Expenses	PO 23-0075, Accela COBJ: 7390 PCA 43803 Period of Performance	60,000.00	30,000.00	30,000.00
3	Y3 Accela SaaS Production Costs	5000 Capitalized Expenses	PO 25-0075Estimated Period of Performance 09/01/24-08/31/25	337,350.00	337,350.00	-
4	Independent Verification & Validation Services	2001 Professional Fees & Svcs	PO 25-0252	175,000.00	175,000.00	-
5	Independent Verification & Validation Services	2001 Professional Fees & Svcs	PO25-0110 (use contingency funding to extend)	135,000.00	106,250.00	28,750.00
6	Contingency Fund Remaining			178,200.00	-	178,200.00
(E)	FY2025			885,550.00	1,683,793.75	(798,243.75)
	FY2026					
(F)	FY2026			354,300.00	-	354,300.00
	FY2027					
(G)	FY2027			502,000.00	-	502,000.00
(H)	Total Of Project (A -G)			5,502,087.37	3,192,472.87	2,309,614.50

- Initial Implementation Contract has \$1,246,363 remaining to be paid for remaining deliverables.
- Remaining costs for FY26 and 27 are the year 4 and 5 SaaS production costs as per the contract
- \$188,800 in contingency funding has been expended to fund change orders and IV&V services. \$178,200 remains available in contingency funding for this project.



MONTHLY INVESTMENT REPORT AS OF AUG 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 AUG 31, 2025

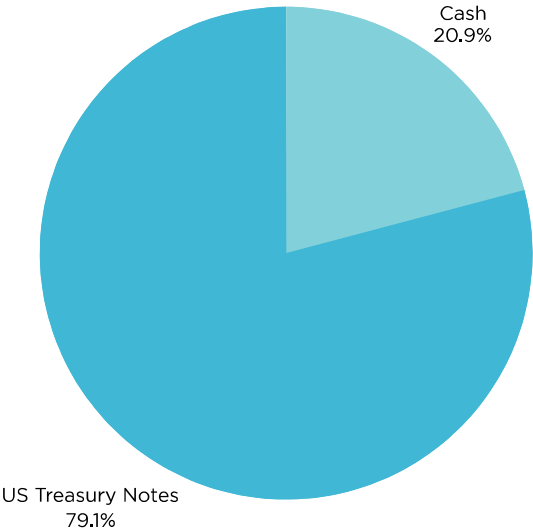
Financial Services Division
Texas Real Estate Commission Operating Account No. 3055 Investments
Holdings Report

For the Month of August 2025

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
09/16/2024	813,000.00	809,235.91	812,777.69	127.03	812,904.72	13,144.97	U.S. T-Notes, 3.500%	09/15/2025
12/16/2024	3,407,000.00	3,399,123.07	3,406,600.73	665.46	3,407,266.19	29,043.28	U.S. T-Notes, 4.000%	12/15/2025
03/19/2025	994,000.00	999,081.42	997,378.05	582.42	997,960.47	21,237.30	U.S. T-Notes, 4.625%	03/15/2026
06/16/2025	4,326,000.00	4,326,656.55	4,324,479.15	9,632.10	4,334,111.25	38,029.80	U.S. T-Notes, 4.125%	06/15/2026
Totals	\$ 9,540,000.00	\$ 9,534,096.95	\$ 9,541,235.62	\$ 11,007.01	\$ 9,552,242.63	\$ 101,455.35		

Monthly Activity		
Beginning Balance	Current Month	Cumulative Totals

Beginning Cash Available Balance 08/01/2025	\$ 1,375,870.88	1,375,870.88
Current Month Receipts	\$ 2,501,658.14	2,501,658.14
Current Month Disbursements	\$ (1,358,786.15)	(1,358,786.15)
Total Cash		\$ 2,518,742.87
Investment Ending Market Value		9,552,242.63
Total Account Balance		12,070,985.50
Operating Reserves		(5,124,836.00)
Ending Balance Available for Operations 08/31/2025		\$ 6,946,149.50





MONTHLY INVESTMENT REPORT AS OF AUG 31, 2025

Financial Services Division

Real Estate Recovery Trust Account No. 3058 Investments Holdings Report

For the Month of August 2025

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
09/16/2024	1,379,000.00	1,372,482.07	1,378,622.93	215.46	1,378,838.39	22,296.33	U.S. T-Notes, 3.500	09/15/2025
12/16/2024	706,000.00	704,340.16	705,917.26	137.90	706,055.16	6,018.36	U.S. T-Notes, 4.000	12/15/2025
03/19/2025	683,000.00	686,491.56	685,321.13	400.20	685,721.33	14,592.63	U.S. T-Notes, 4.625	03/15/2026
06/16/2025	789,000.00	789,058.10	788,722.62	1,756.76	790,479.38	6,936.09	U.S. T-Notes, 4.125	06/15/2026
Totals	\$ 3,557,000.00	\$ 3,552,371.89	\$ 3,558,583.94	\$ 2,510.32	\$ 3,561,094.26	\$ 49,843.41		

Beginning Cash Balance 08/01/2025:

910,247.96

910,247.96

Receipts:

Licensees' Remittances to Recovery Fund
Interest Realized
Repayments to Recovery Fund (Principal and Interest)
Administrative Penalties
Investments Matured
Prior Month Correction
Return to Trust

Beginning Balance	Monthly Activity Current Month	Cumulative Totals
	\$ 44,870.00	
	3,137.00	
	198.00	
	21,920.00	
	0.00	
	0.00	
	0.00	
Total Received	\$ 70,125.00	\$ 70,125.00

Disbursements:

Investments Purchased
Accrued Interest Purchased
Disbursement to Treasury (GR)
Payments from Recovery Fund
Administrative Costs

	\$ 0.00	
	0.00	
	0.00	
	250,000.00	
	105.47	
Total Disbursed	\$ 250,105.47	(250,105.47)

Ending Cash Balance

Investment Ending Market Value

Total Account Balance

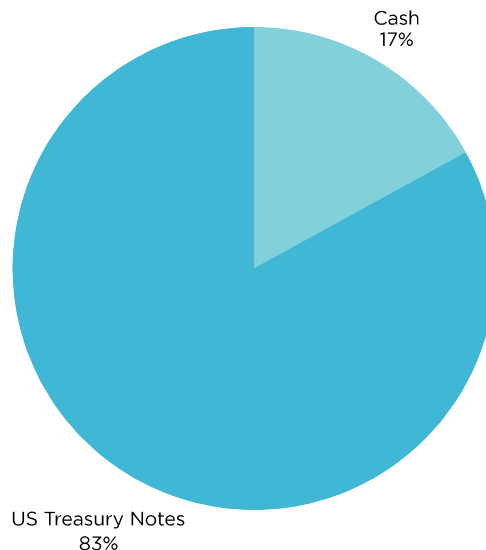
Reserved for Potential Payments Within 90 Days

Ending Account Balance 08/31/2025

730,267.49
3,561,094.26
4,291,361.75
(730,626.96)
\$ 3,560,734.79

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 AUG 31, 2025

Financial Services Division

Real Estate Inspection Recovery Fund No. 0889 (3059)

For the Month of August 2025

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/16/2024	425,000.00	423,984.20	424,950.19	83.02	425,033.21	3,622.95	U.S. T-Notes 4.000%	12/15/2025
Totals	\$ 425,000.00	\$ 423,984.20	\$ 424,950.19	\$ 83.02	\$ 425,033.21	\$ 3,622.95		

Monthly Activity

Beginning Cash Balance 08/01/2025

\$ 61,092.31 \$ 61,092.31

Receipts:

Licensees' Remittances to Recovery Fund
Interest Realized (includes accruals)
Treasury Note Semi-Annual Interest
Repayments
Administrative Penalties
Investments Matured
Total Received in Current Month

\$ 0.00
229.56
0.00
0.00
1,100.00
0.00
\$ 1,329.56

Disbursements:

Investments Purchased
Payments from Recovery Fund
Administrative Costs
Total Disbursed in Current Month

\$ 0.00
0.00
20.45
\$ (20.45)

Ending Cash Balance
Investment Ending Market Value
Total Account Balance
Treasury Cash Balance
Reserved for Potential Payment within 90 Days
Ending Account Balance 08/31/2025

\$ 62,401.42
\$425,033.21
\$487,434.63
\$0.00
\$0.00
\$ \$487,434.63

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	0	0.00
Total	53	\$ 400,860.18

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

