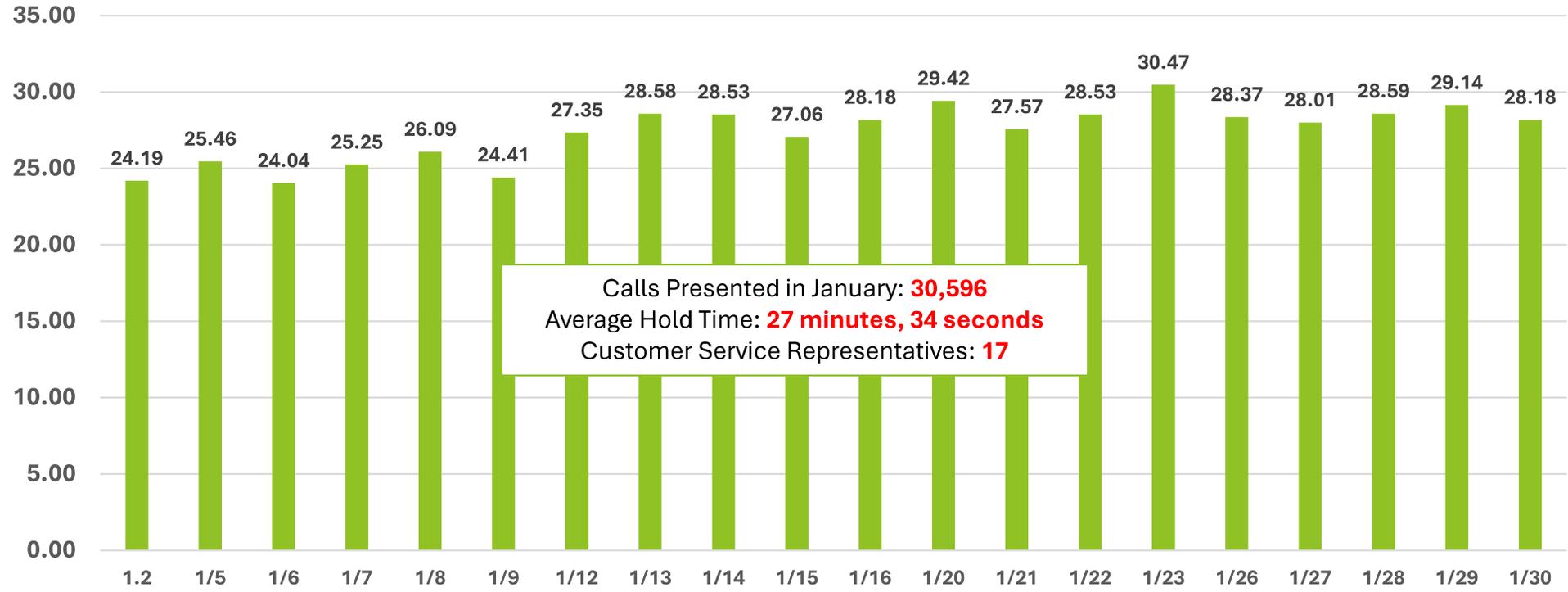




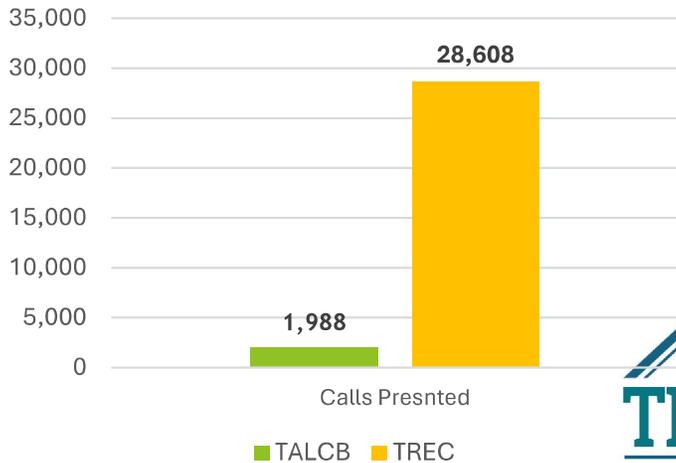
January 2026 Staff Reports

Customer Relations Division

January, 2026 Hold Time per Day



TREC & TALCB

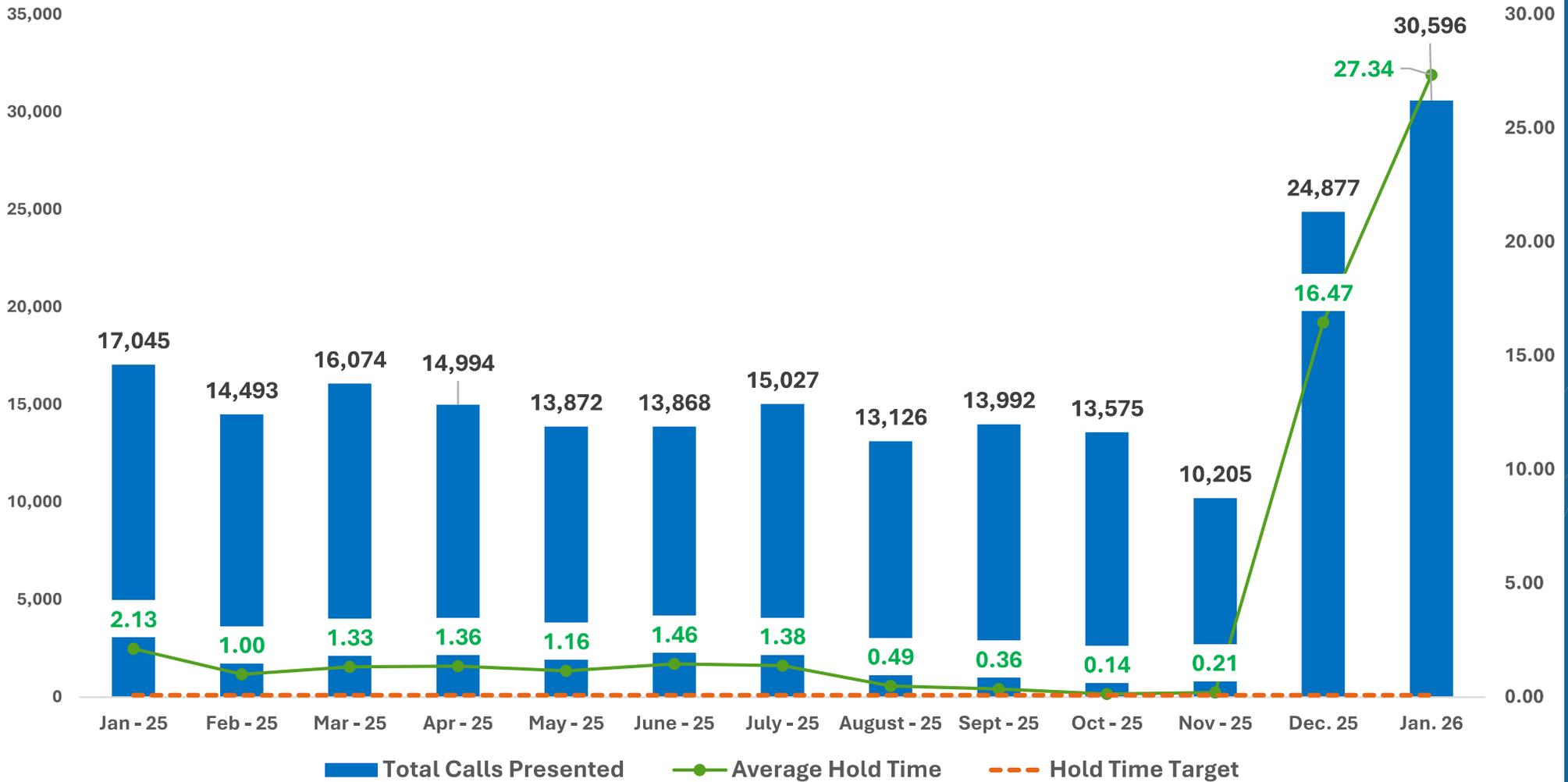


TALCB – 1,988 Calls (6.50%) 20 minutes, 36 second hold time
TREC – 28,608 Calls (94.50%) 28 minutes, 54 second hold time



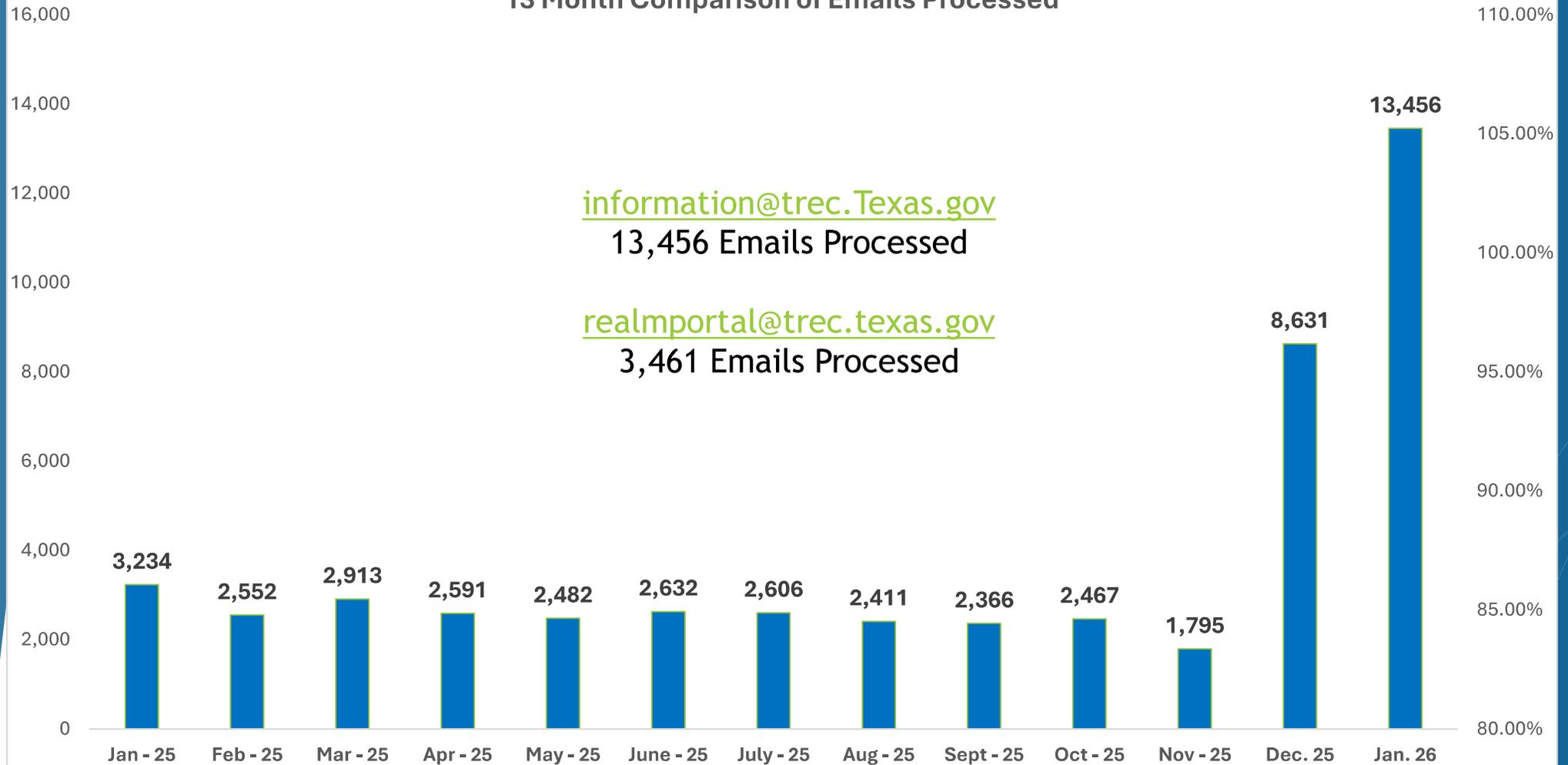
Customer Relations Division

13 Month Comparison of Calls Presented vs. Hold Time



Customer Relations Division

13 Month Comparison of Emails Processed



information@trec.texas.gov

13,456 Emails Processed

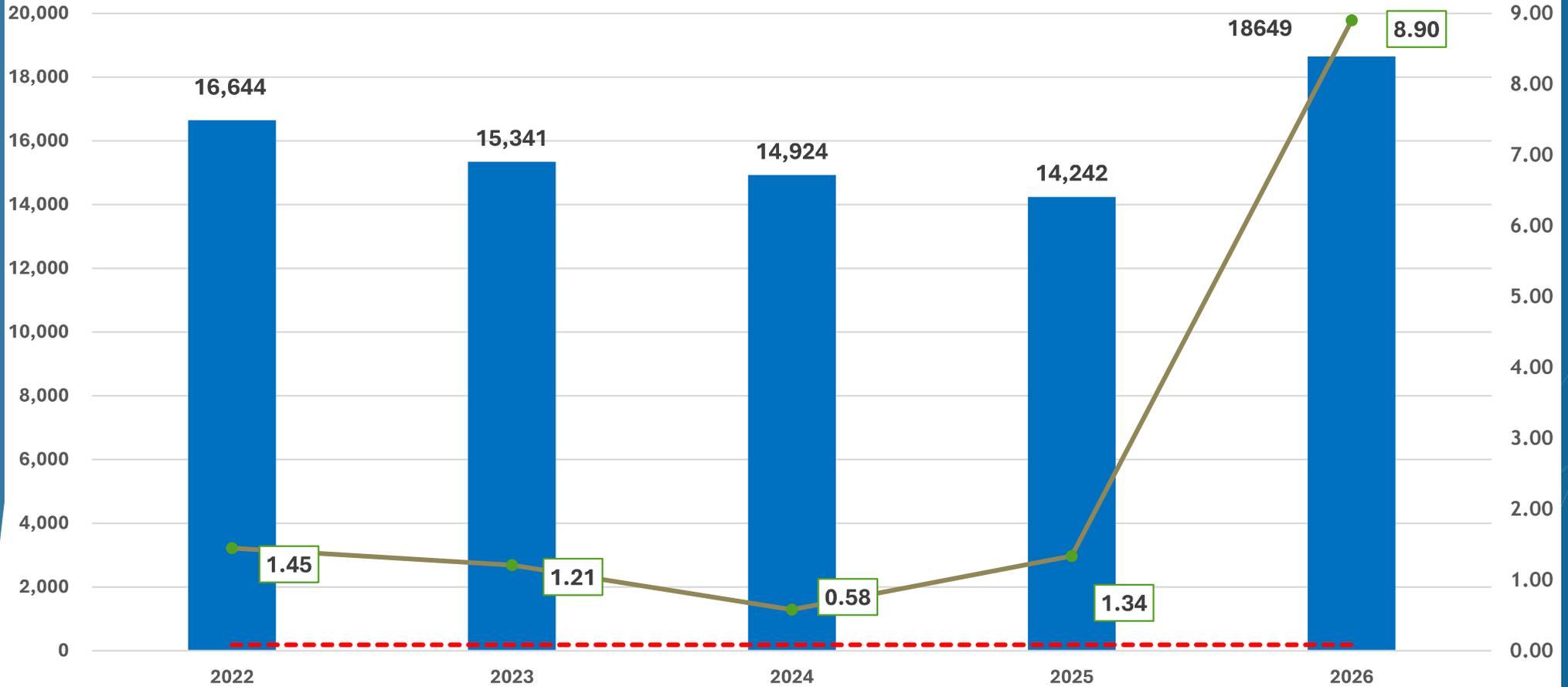
realmportal@trec.texas.gov

3,461 Emails Processed

Customer Relations Division

Fiscal Year Comparison

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



■ Average Calls Presented/Month

● Average Hold Time/Month

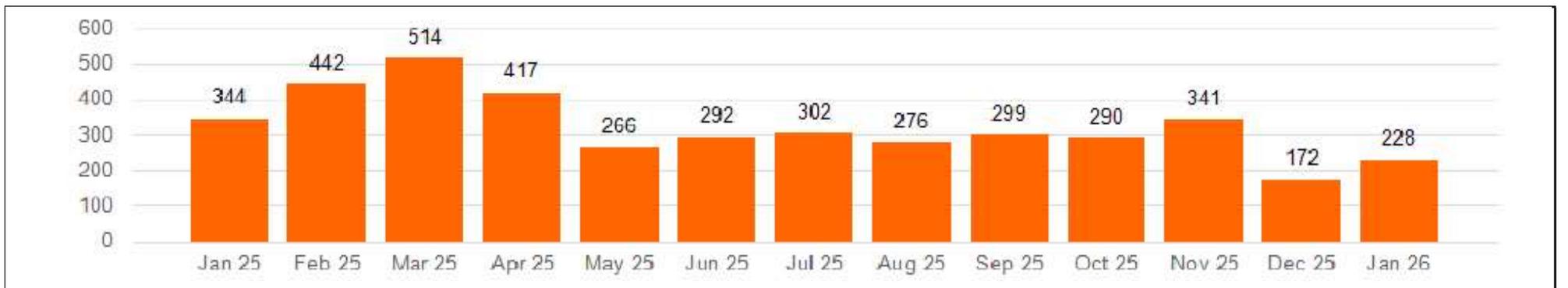
- - - Hold Time Goal



Education & Examinations Division

TREC Applications Approved 13-Month Comparison

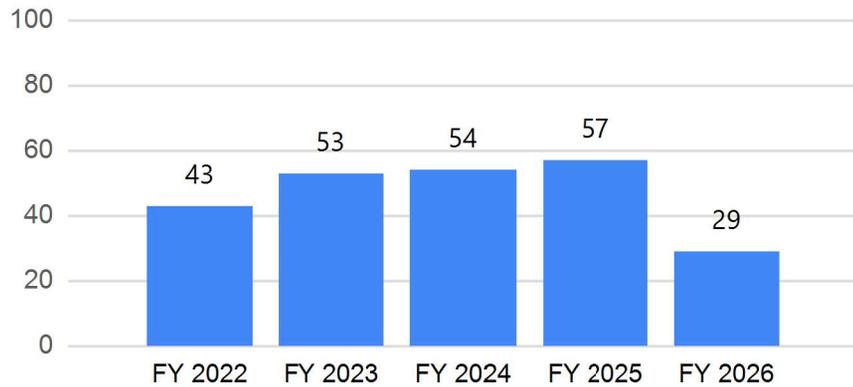
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26
QE Providers	0	0	0	1	0	3	1	1	5	1	0	0	1
Annual Fee	3	2	0	4	3	2	0	4	4	5	9	0	1
Exempt QE Providers	0	70	0	0	0	0	1	0	0	0	0	0	0
Real Estate QE Courses	12	21	7	10	13	16	9	22	30	17	42	7	4
Inspector QE Courses	13	6	12	0	3	2	0	4	2	0	0	0	0
ERW QE Courses	0	0	0	0	0	0	0	0	0	0	0	0	0
College Accredited QE Courses	1	8	7	11	2	1	0	0	2	10	2	0	0
Total QE Approvals	29	107	26	26	21	24	11	31	43	33	53	7	6
CE Providers	25	35	38	30	37	22	33	28	20	27	38	12	0
Real Estate CE Courses	235	252	424	334	187	233	234	196	185	208	230	47	53
Real Estate Non-Elective Courses	25	11	7	9	4	8	4	1	32	5	0	106	164
Inspector CE Courses	27	36	16	13	15	5	17	13	16	13	20	0	5
Inspector Non-Elective Courses	0	0	0	3	0	0	2	7	3	3	0	0	0
ERW CE Courses	3	1	3	2	2	0	1	0	0	1	0	0	0
Total CE Approvals	315	335	488	391	245	268	291	245	256	257	288	165	222
Total Approvals	344	442	514	417	266	292	302	276	299	290	341	172	228



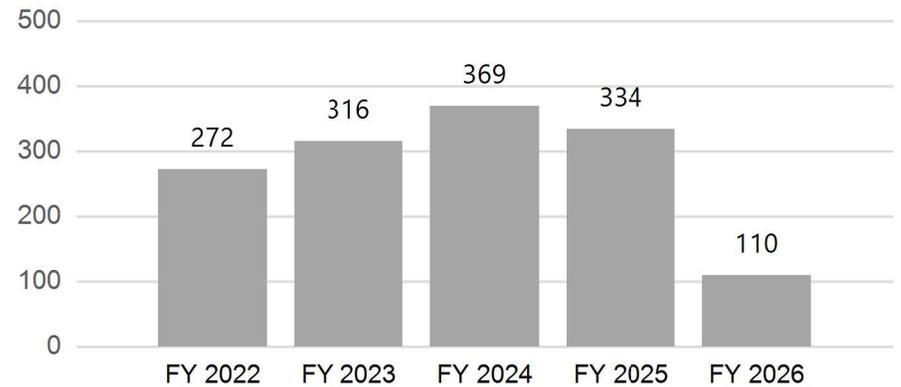
Education & Examinations Division

TREC Total Applications Approved - Fiscal Year

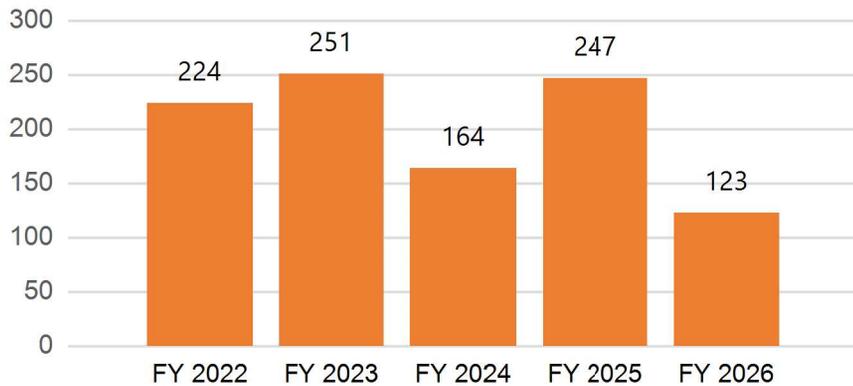
QE Providers Approved



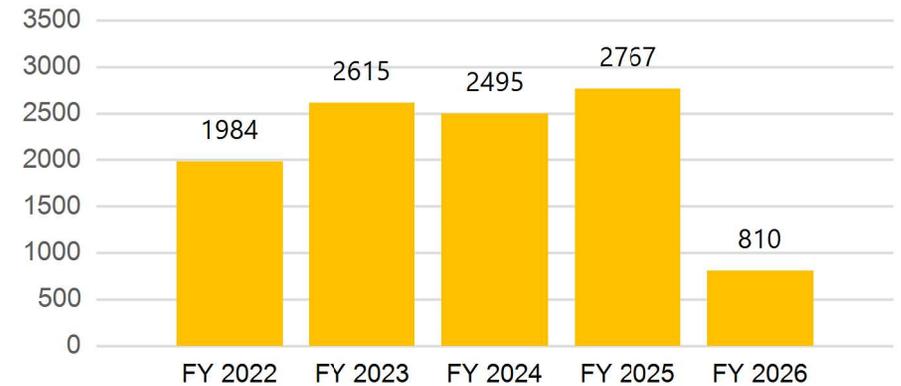
CE Providers Approved



QE Courses Approved

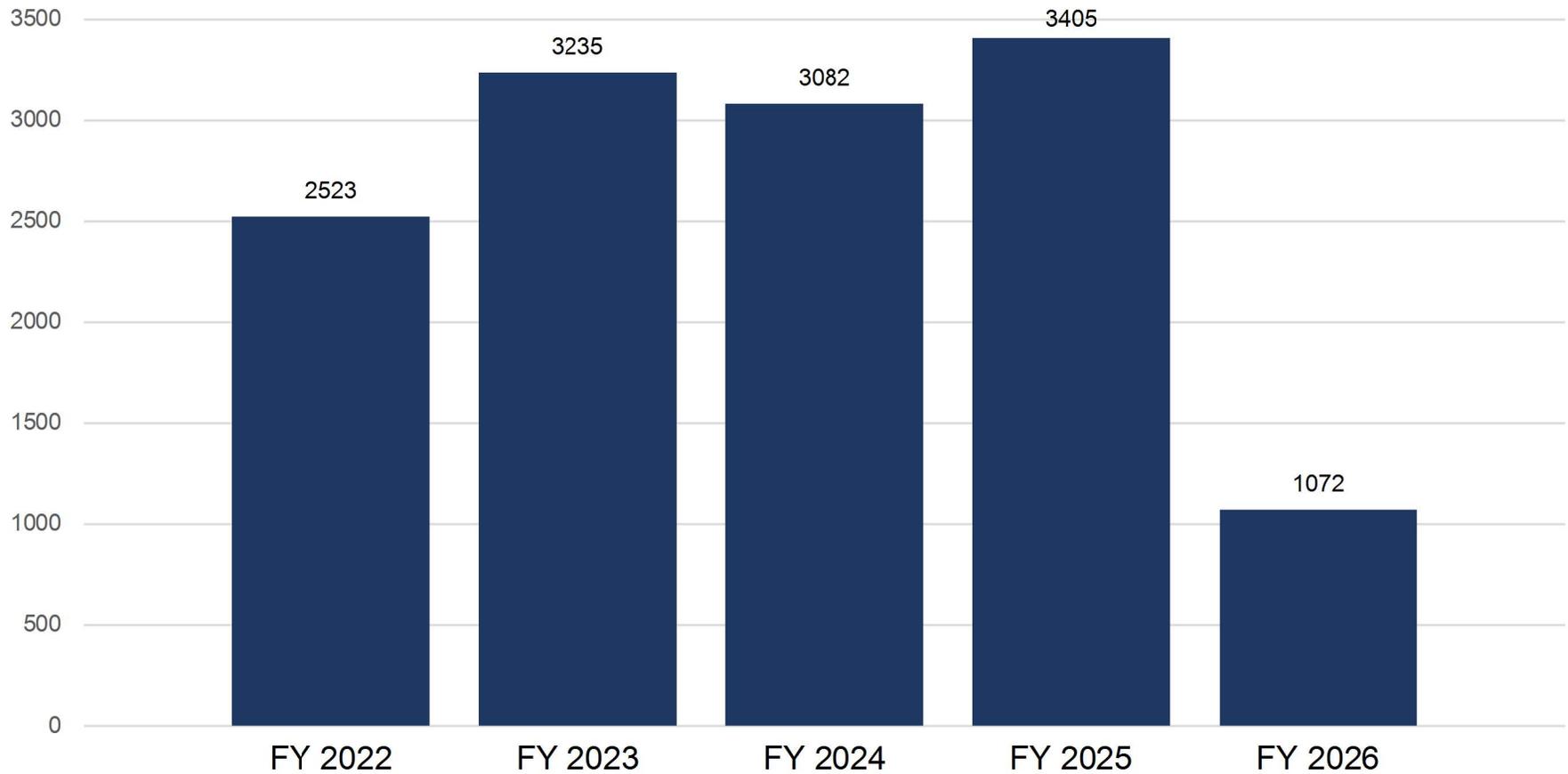


CE Courses Approved



Education & Examinations Division

All TREC Applications Approved Year-Over-Year Comparison





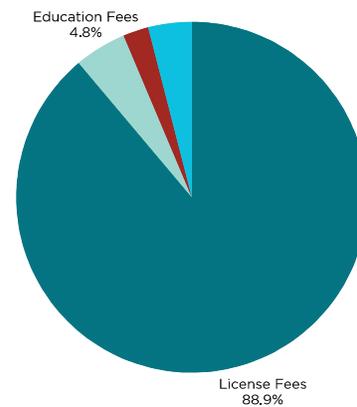
EXECUTIVE FINANCIAL REPORT

JAN 2026

Total Revenue (YTD) \$5,267,170	Total Expenses (YTD) \$8,231,337	Gain/Loss (\$2,964,167)
---	--	-----------------------------------

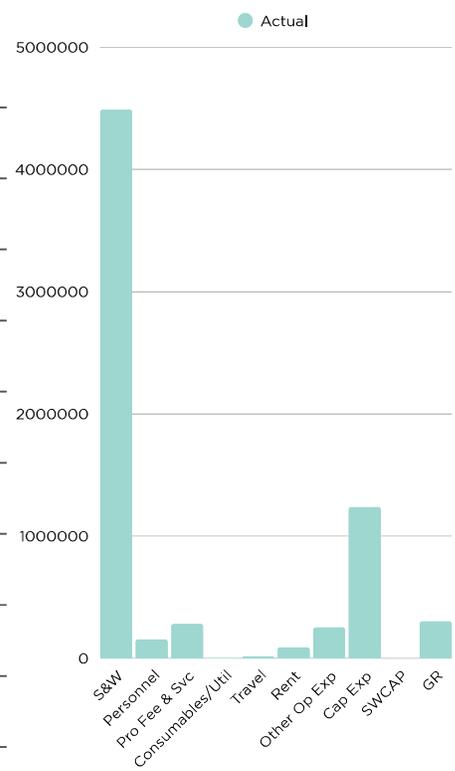
Income Report

Source	Budgeted	Actual	Difference
License Fees	12,071,093	4,680,912	7,390,181
Education Fees	469,225	251,553	217,672
Examination Fees	365,070	123,850	241,220
Other Misc Revenue	354,953	210,855	144,098
Total Income	\$13,260,341	\$5,267,170	\$7,993,171



Expenses Report

Source	Budgeted	Actual	Difference
Salaries & Wages	11,272,749	4,489,476	6,783,273
Other Personnel Costs	3,953,467	1,55,913	2,397,554
Professional Fees & Svcs	1,121,505	281,341	840,164
Consumables/Utilities	14,112	3,817	10,295
Travel	87,500	15,836	72,913
Rent (Buildings/Equip)	127,017	91,050	35,967
Other Operating Expenses	874,475	252,616	621,859
Capital Expenditures	1,748,617	1,238,163	510,454
SWCAP	419,164	0	419,164
Annual GR Payment	727,500	303,125	424,375
Total Expenses	\$20,346,106	\$8,231,337	\$12,114,769





EXECUTIVE FINANCIAL REPORT

JAN 2026

Notes

- Our ending revenue collection for the month of January was \$5.2M. This equates to a 39.7% collection rate, which is below our target of 41.6% revenue collection by the end of 5 months of the fiscal year.
- Our ending expenses for the month of January were \$8.2M. This equates to an expenditure rate of 40.5%. This was close to our target of 41.6% for end of January.
- Our expenses exceed our revenue, we ended with an operational deficit of -\$3,038,761

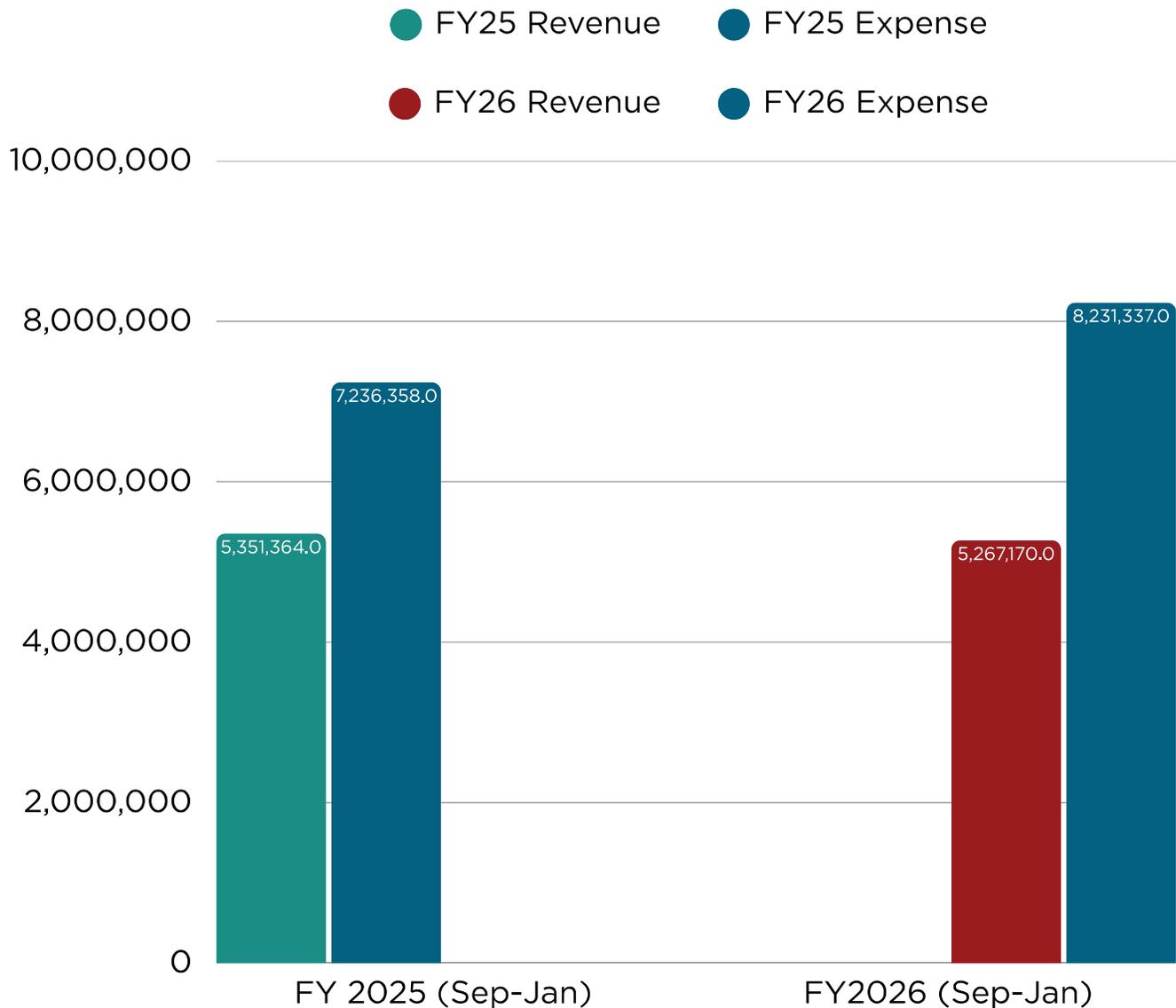
Expenses Report



EXECUTIVE FINANCIAL REPORT

DEC 2026

Revenue & Expense Totals Year Over Year





EXECUTIVE FINANCIAL REPORT

JAN 2026

Regulatory Applications Modernization Project Budget						
Total Project Costs		Amount (in \$)	Details of the Project		Regulatory Applications	
Total Budgeted Expenditures		5,580,087.37	Name of the Company		Various	
Total Actual Expenditures		4,604,137.37	Project Name or ID		RAMP	
Total Remaining		975,950.00	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	113,875.00	20,125.00
	Contingency Fund Remaining			55,325.00	-	55,325.00
(F)	FY2026			609,625.00	1,352,038.00	(742,413.00)
	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	4,604,137.37	975,950.00

- 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 JAN 31, 2026

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.

Ranada O. Williams

Ranada Williams
Chief Financial Officer

Melissa Huerta

Melissa Huerta
Accounting Manager

Kemya Dean

Kemya Dean
Budget Analyst



MONTHLY INVESTMENT REPORT AS OF JAN 31, 2026

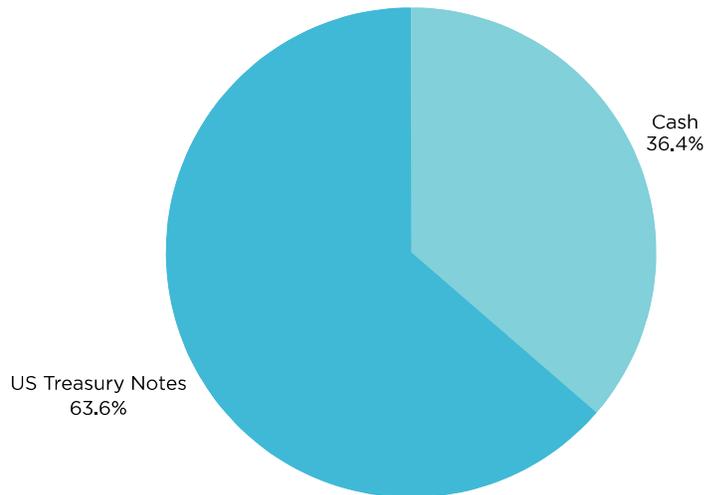
Financial Services Division

**Texas Real Estate Commission Operating Account No. 3055 Investments
Holdings Report
For the Month of January 2026**

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
03/19/2025	994,000.00	999,081.42	996,213.20	(1,087.19)	995,126.01	17,652.42	U.S. T-Notes, 4.625%	03/15/2026
06/16/2025	4,326,000.00	4,326,656.55	4,339,687.72	(3,717.63)	4,335,970.09	23,531.54	U.S. T-Notes, 4.125%	06/15/2026
12/15/2025	4,326,000.00	4,326,656.55	999,013.17	(1,122.62)	997,890.55	5,717.31	U.S. T-Notes, 4.375%	12/15/2026
Totals	\$ 9,646,000.00	\$ 9,652,394.52	\$ 6,334,914.09	\$ (5,927.44)	\$ 6,328,986.65	\$ 46,901.27		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Available Balance 01/01/2026	\$ 3,615,346.59		3,615,346.59
Current Month Receipts		\$ 785,412.16	785,412.16
Current Month Disbursements		\$ (2,450,011.27)	(2,450,011.27)
Total Cash			\$ 1,950,747.48
Investment Ending Market Value			6,328,986.65
Total Account Balance			8,279,734.13
Operating Reserves			(4,904,652.00)
Ending Balance Available for Operations 01/31/2026			\$ 3,375,082.13





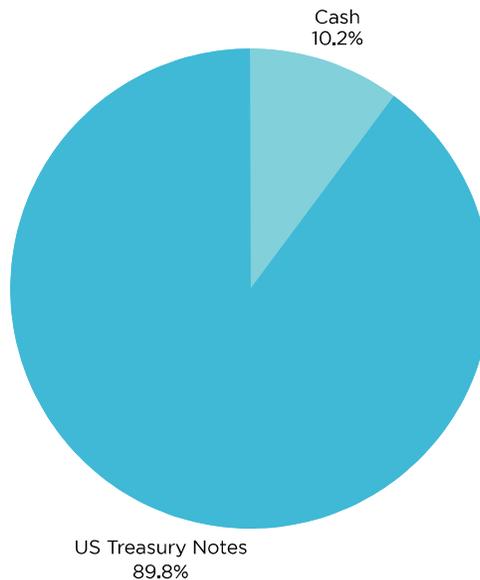
MONTHLY INVESTMENT REPORT AS OF JAN 31, 2026

Financial Services Division

Real Estate Recovery Trust Account No. 3058 Investments Holdings Report For the Month of January 2026

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
03/19/2025	683,000.00	686,491.56	684,520.74	(747.03)	683,773.71	12,129.38	U.S. T-Notes, 4.625	03/15/2026
06/16/2025	789,000.00	789,058.10	791,496.44	(678.04)	790,818.40	4,291.81	U.S. T-Notes, 4.125	06/15/2026
09/15/2025	1,372,000.00	1,384,272.97	1,382,665.16	(2,250.94)	1,380,414.22	24,365.32	U.S. T-Notes, 4.625	09/15/2026
12/15/2025	1,140,000.00	1,149,307.03	1,149,217.97	(1,291.40)	1,147,926.57	6,576.92	U.S. T-Notes, 4.375	12/15/2026
Totals	\$ 3,984,000.00	\$ 4,009,129.66	\$ 4,007,900.31	\$ (4,967.41)	\$ 4,002,932.90	\$ 47,363.43		

	Beginning Balance	Monthly Activity Current Month	Cumulative Totals
Beginning Cash Balance 01/01/2026:	445,790.73		445,790.73
Receipts:			
Licenses' Remittances to Recovery Fund		\$ 17,761.24	
Interest Realized		1,399.22	
Repayments to Recovery Fund (Principal and Interest)		1,500.00	
Administrative Penalties		8,974.76	
Investments Matured		0.00	
Prior Month Correction		0.00	
Return to Trust		0.00	
Total Received	\$	\$ 29,635.22	\$ 29,635.22
Disbursements:			
Investments Purchased		\$ 0.00	
Accrued Interest Purchased		0.00	
Disbursement to Treasury (GR)		0.00	
Payments from Recovery Fund		21,427.11	
Administrative Costs		105.20	
Total Disbursed		\$ 21,532.31	(21,532.31)
Ending Cash Balance			453,893.64
Investment Ending Market Value			4,002,932.90
Total Account Balance			4,456,826.54
Reserved for Potential Payments Within 90 Days			(493,559.99)
Ending Account Balance 01/31/2026			\$ 3,963,266.55





MONTHLY INVESTMENT REPORT AS OF JAN 31, 2026

Financial Services Division

Real Estate Inspection Recovery Fund No. 0889 (3059) For the Month of January 2026

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	433,476.95	(487.10)	432,989.85	2,480.77	U.S. T-Notes 4.375%	12/15/2026
Totals	<u>\$ 430,000.00</u>	<u>\$ 433,510.55</u>	<u>\$ 433,476.95</u>	<u>\$ (487.10)</u>	<u>\$ 432,989.85</u>	<u>\$ 2,480.77</u>		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Balance 01/01/2026	\$ 65,009.03	\$	\$ 65,009.03
Receipts:			
Licensees' Remittances to Recovery Fund		\$ 0.00	
Interest Realized (includes accruals)		202.15	
Treasury Note Semi-Annual Interest		0.00	
Repayments		0.00	
Administrative Penalties		0.00	
Investments Matured		0.00	
Total Received in Current Month		<u>\$ 202.15</u>	
Disbursements:			
Investments Purchased		\$ 0.00	
Payments from Recovery Fund		0.00	
Administrative Costs		20.88	
Total Disbursed in Current Month		<u>\$ (20.88)</u>	
Ending Cash Balance			<u>\$ 65,190.30</u>
Investment Ending Market Value			<u>\$ 432,989.85</u>
Total Account Balance			<u>\$ 498,180.15</u>
Treasury Cash Balance			\$ 0.00
Reserved for Potential Payment within 90 Days			\$ 0.00
Ending Account Balance 01/31/2026			<u>\$ 498,180.15</u>

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.