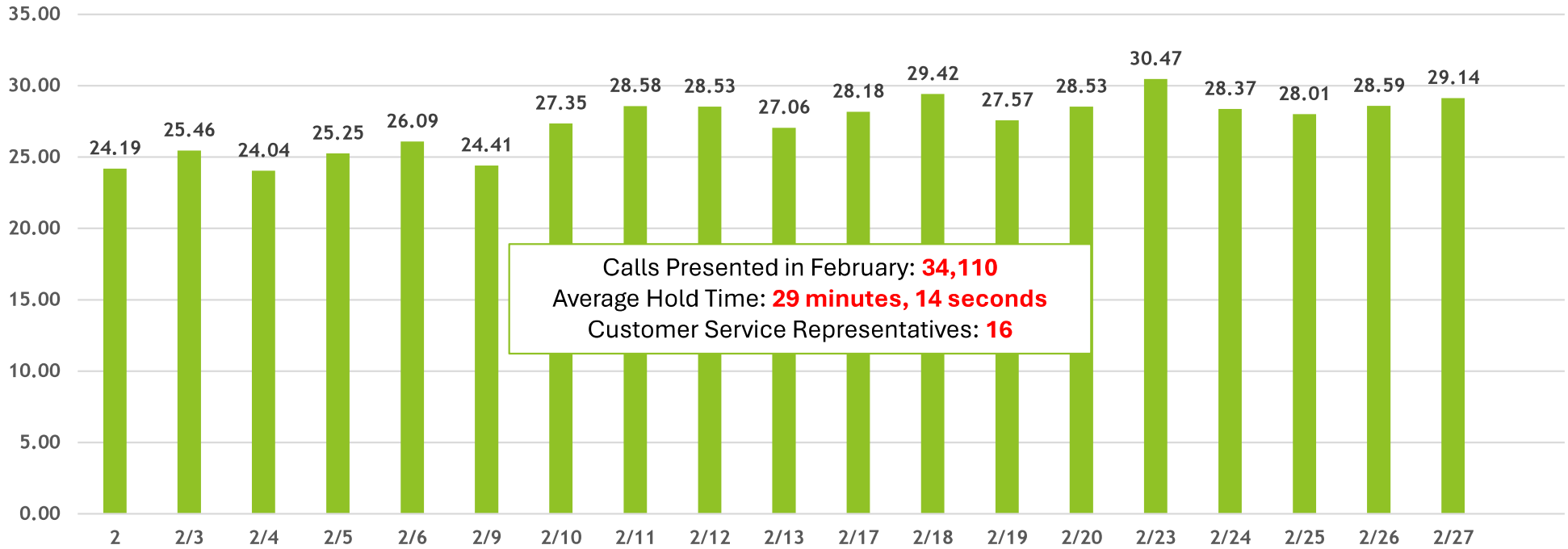


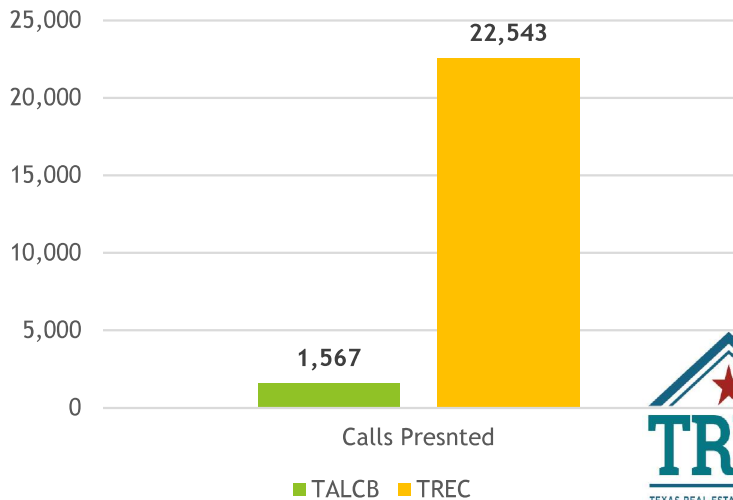


February 2026 Staff Reports

Customer Relations Division February 2026 Hold Time per Day



TREC & TALCB

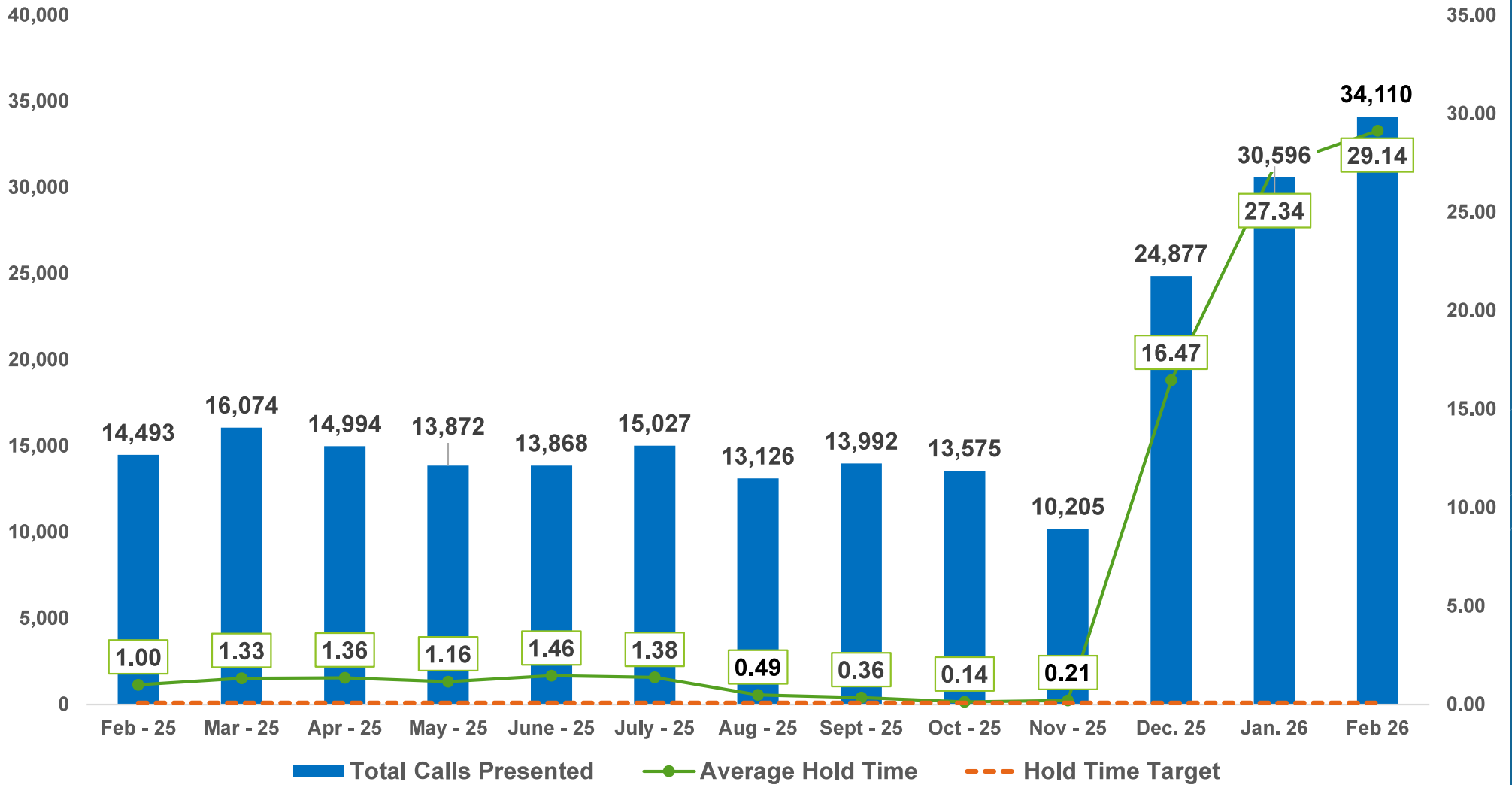


TALCB – 2,217 Calls (6.50%) **28 minutes, 15 second hold time**
TREC – 31,892 Calls (94.50%) **29 minutes, 54 second hold time**



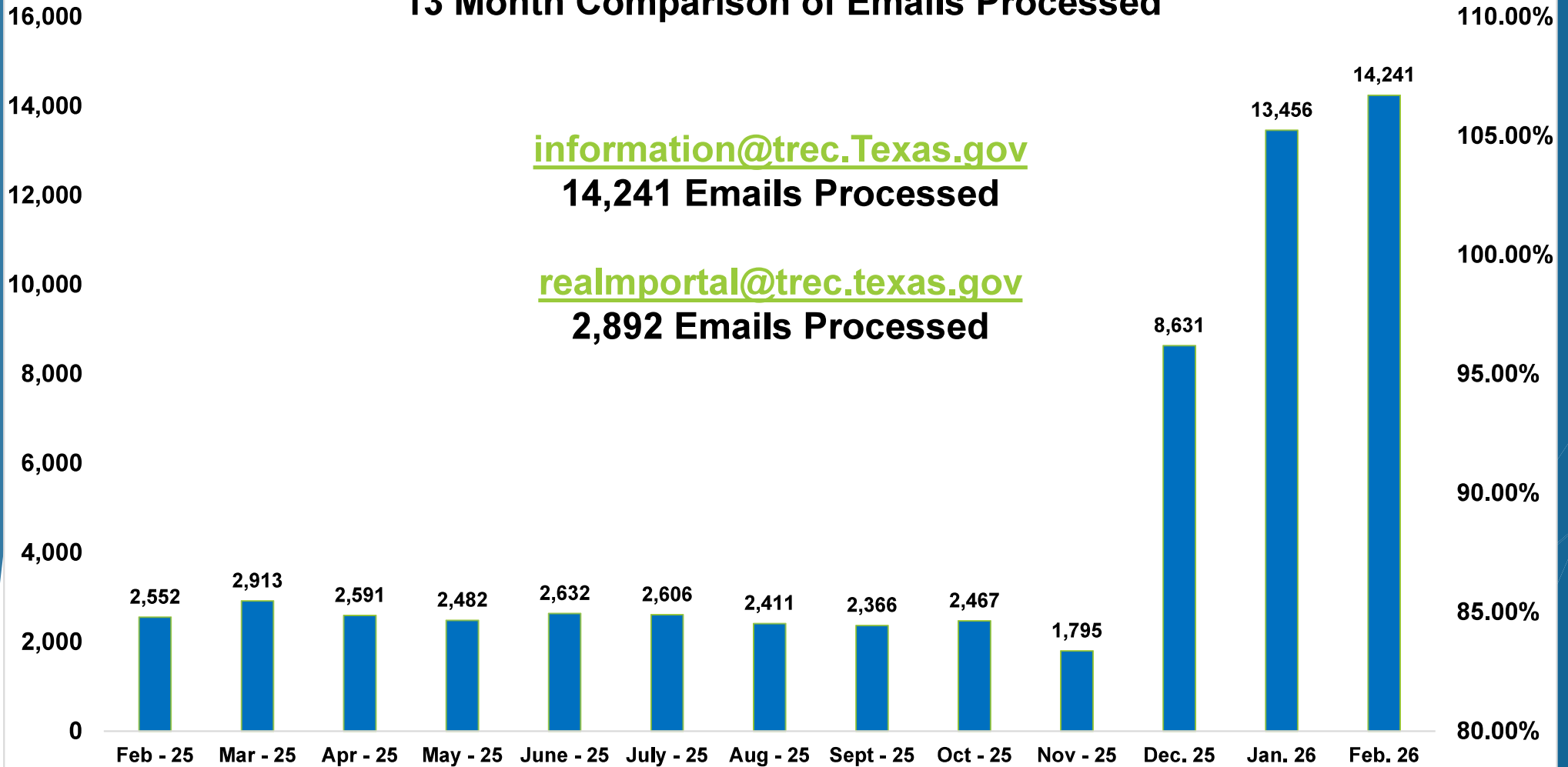
Customer Relations Division

13 Month Comparison of Calls Presented vs. Hold Time



Customer Relations Division

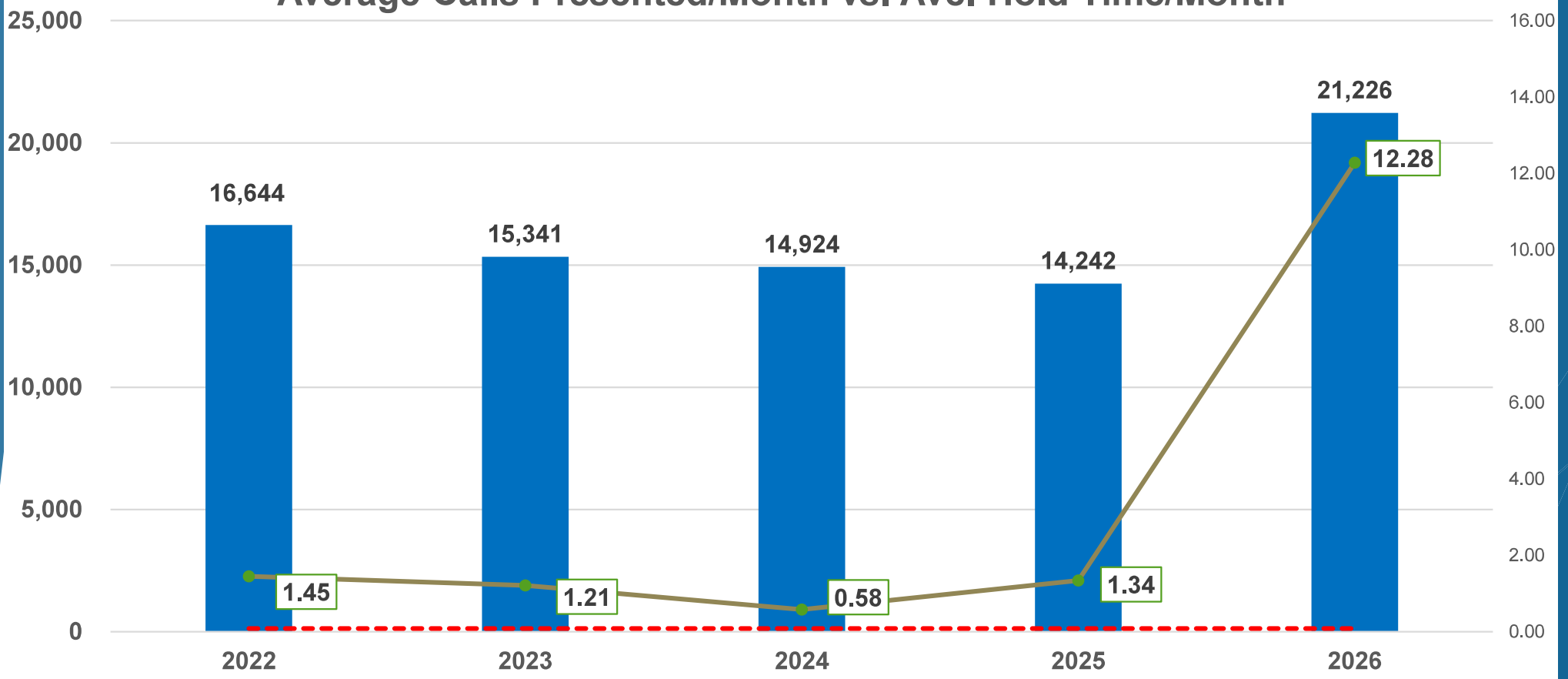
13 Month Comparison of Emails Processed



Customer Relations Divisions

Fiscal Year Comparison

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



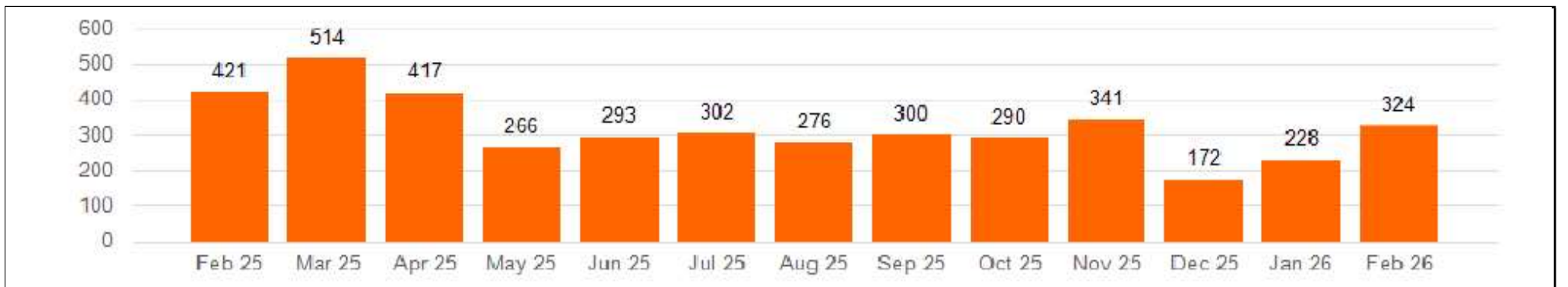
■ Average Calls Presented/Month
 ● Average Hold Time/Month
 - - - Hold Time Goal



Education & Examinations Division

TREC Applications Approved 13-Month Comparison

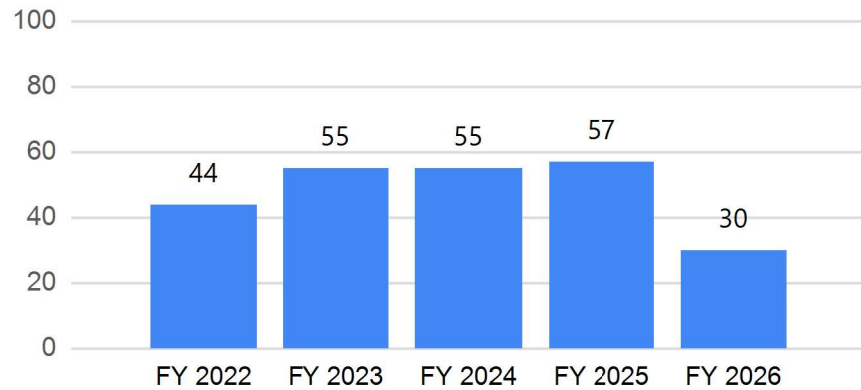
	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26
QE Providers	0	0	1	0	3	1	1	5	1	0	0	1	1
Annual Fee	2	0	4	3	2	0	4	4	5	9	0	1	2
Exempt QE Providers	49	0	0	0	0	1	0	0	0	0	0	0	0
Real Estate QE Courses	21	7	10	13	16	9	22	30	17	42	7	4	10
Inspector QE Courses	6	12	0	3	2	0	4	2	0	0	0	0	0
ERW QE Courses	0	0	0	0	0	0	0	0	0	0	0	0	0
College Accredited QE Courses	8	7	11	2	1	0	0	2	10	2	0	0	0
Total QE Approvals	86	26	26	21	24	11	31	43	33	53	7	6	13
CE Providers	35	38	30	37	22	33	28	20	27	38	12	0	29
Real Estate CE Courses	252	424	334	187	234	234	196	186	208	230	47	53	213
Real Estate Non-Elective Courses	11	7	9	4	8	4	1	32	5	0	106	164	59
Inspector CE Courses	36	16	13	15	5	17	13	16	13	20	0	5	9
Inspector Non-Elective Courses	0	0	3	0	0	2	7	3	3	0	0	0	1
ERW CE Courses	1	3	2	2	0	1	0	0	1	0	0	0	0
Total CE Approvals	335	488	391	245	269	291	245	257	257	288	165	222	311
Total Approvals	421	514	417	266	293	302	276	300	290	341	172	228	324



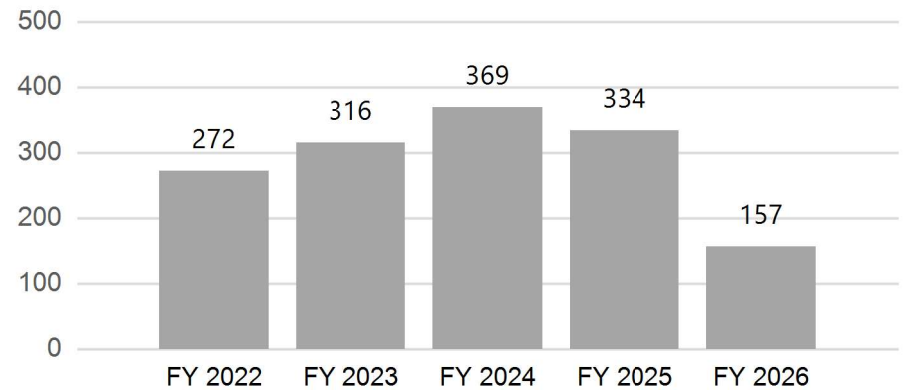
Education & Examinations Division

TREC Total Applications Approved - Fiscal Year

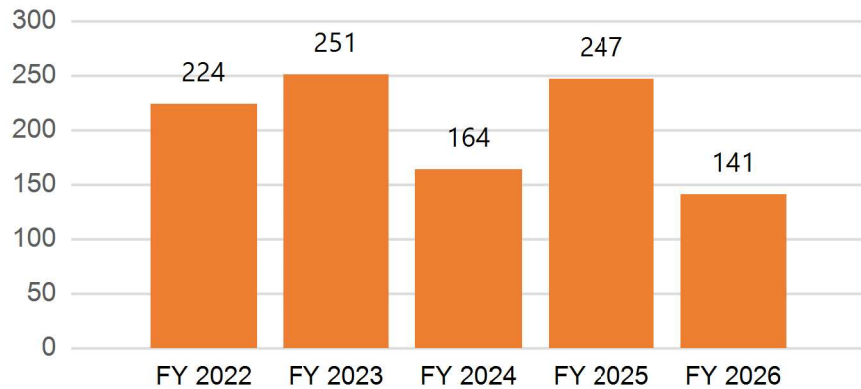
QE Providers Approved



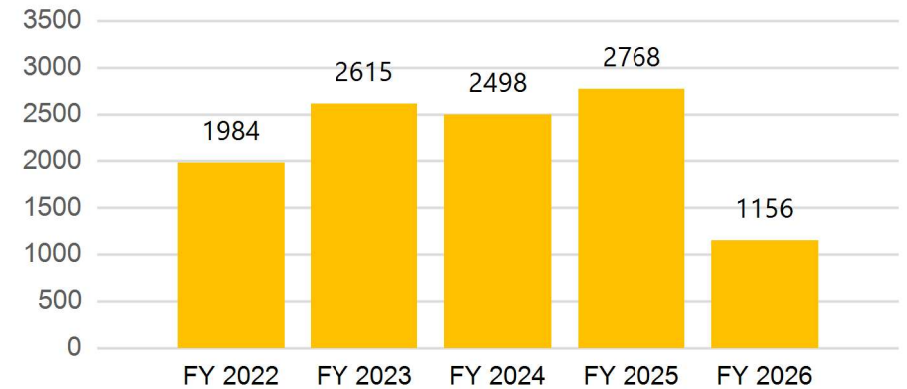
CE Providers Approved



QE Courses Approved

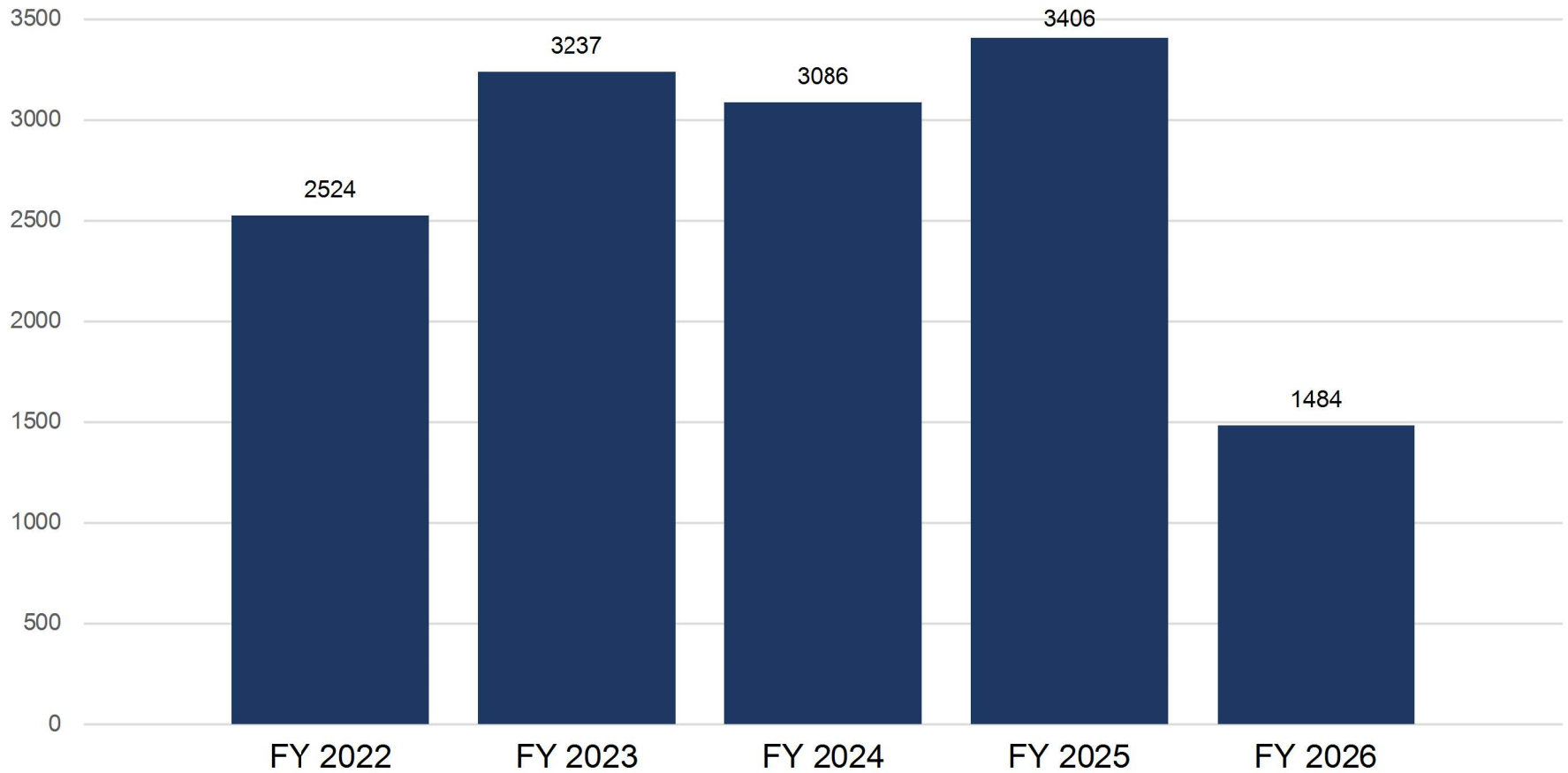


CE Courses Approved



Education & Examinations Division

All TREC Applications Approved Year-Over-Year Comparison



Information & Technology Division

Electronic Information Outlet Statistics

February 2026

Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	1,522,959	8,908,529	9,435,003
Total Monthly Sessions	537,090	2,878,308	2,677,398

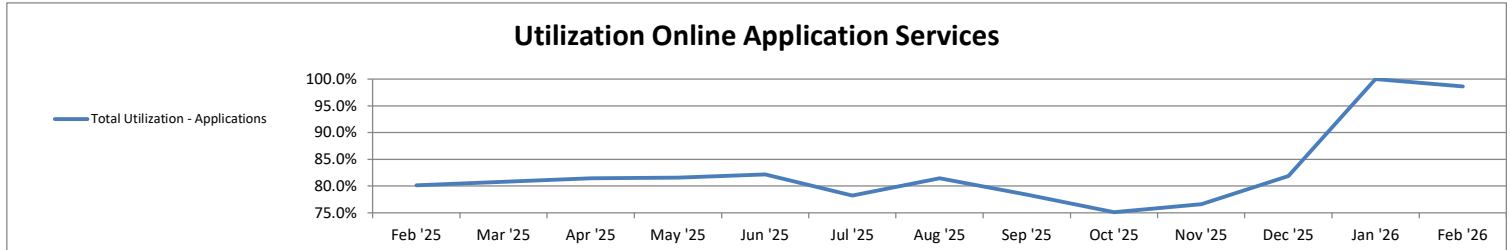
Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	1605	1583		82.5%	81.1%
Broker Application	156	150	96.2%	88.3%	80.5%
Sales Agent Application	1392	1385	99.5%	81.6%	78.5%
Business Broker Application	57	48	84.2%	88.9%	92.8%
Professional Inspector Application	10	9	90.0%	92.3%	N/A
Real Estate Inspector Application	0	0	N/A	0.0%	N/A
Apprentice Inspector Application	1	1	100.0%	100.0%	N/A
Easement ROW Business Application	17	14	82.4%	82.4%	N/A
Easement ROW Individual Application	0	0	N/A	0.0%	N/A
Business Entity Application	14	14	100.0%	100.0%	100.0%
Renewals	5842	5637	96.5%	97.6%	98.4%
Broker Renewals	14	1117	99.5%	98.3%	97.6%
Sales Agent Renewal	4271	4204	98.4%	98.8%	98.6%
Business Broker Renewals	257	232	90.3%	95.6%	97.9%
Professional Inspector Renewals	53	50	94.3%	96.5%	98.1%
Real Estate Inspector Renewals	1	1	100.0%	93.3%	100.0%
Apprentice Inspector Renewals	1	1	100.0%	100.0%	100.0%
Easement ROW Business Renewals	0	0	N/A	100.0%	100.0%
Easement ROW Individual Renewals	33	32	97.0%	93.3%	98.8%
Business Entity Renewals	15	15	100.0%	100.0%	N/A

Information & Technology Division Electronic Information Outlet Statistics

February 2026

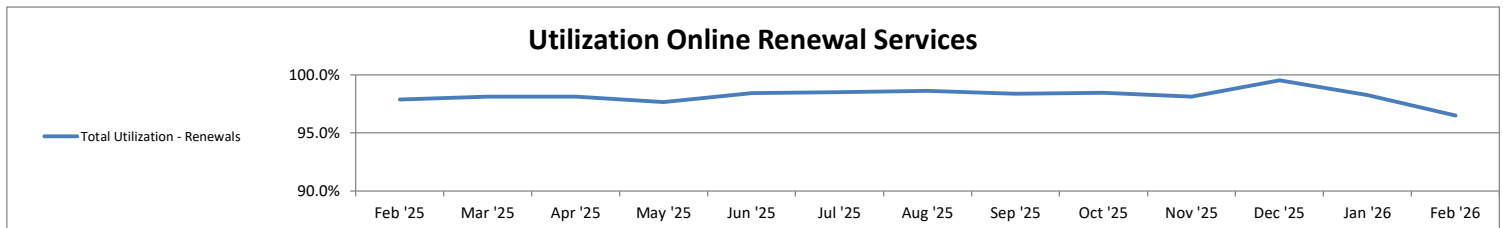
Applications	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26
Broker Application	67.4%	74.8%	73.6%	72.2%	72.1%	76.1%	87.2%	85.3%	81.3%	85.0%	90.9%	100.0%	96.2%
Sales Agent Application	81.6%	81.9%	82.7%	82.0%	83.9%	78.3%	81.8%	77.1%	73.8%	75.2%	80.9%	100.0%	99.5%
Broker Organization Applications	70.6%	66.7%	61.4%	86.7%	65.9%	79.2%	60.0%	89.8%	88.2%	88.7%	83.3%	100.0%	84.2%
Professional Inspector Application												100.0%	90.0%
Real Estate Inspector Application												N/A	N/A
Apprentice Inspector Application												N/A	100.0%
Easement of Right of way individual Application												N/A	82.4%
Easement of Right of way business Application												N/A	N/A
Business Entity Application												100.0%	100.0%
Total Utilization - Applications	80.1%	80.8%	81.5%	81.6%	82.2%	78.2%	81.5%	78.4%	75.1%	76.6%	81.9%	100.0%	98.6%

Utilization Online Application Services



Renewals	Feb '25	Mar '25	Apr '25	May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26
Broker Renewals	97.6%	97.7%	97.2%	97.2%	97.6%	97.6%	97.9%	97.5%	97.9%	97.4%	99.2%	98.8%	99.5%
Sales Agent Renewal	98.3%	98.5%	98.9%	99.2%	99.2%	98.9%	99.1%	98.7%	98.6%	98.4%	99.6%	99.0%	98.4%
Broker Organization Renewal	94.9%	95.2%	93.8%	82.5%	95.3%	97.3%	95.6%	97.0%	98.0%	96.3%	100.0%	79.8%	90.3%
Professional Inspector Renewals	98.1%	96.0%	96.6%	96.9%	93.4%	97.9%	93.6%	96.8%	98.4%	97.8%	100.0%	78.9%	94.3%
Real Estate Inspector Renewals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	80.0%	100.0%	100.0%	66.7%	N/A	N/A	100.0%
Apprentice Inspector Renewals	100.0%	100.0%	0.0%	100.0%	100.0%	50.0%	100.0%	100.0%	100.0%	N/A	N/A	100.0%	100.0%
Easement ROW Business Renewals	100.0%	N/A	50.0%	0.0%	N/A	N/A	50.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A
Easement ROW Individual Renewals	89.7%	94.1%	94.2%	92.3%	91.1%	93.2%	96.3%	97.6%	97.1%	100.0%	100.0%	81.8%	97.0%
Business Entity Renewals												100.0%	100.0%
Total Utilization - Renewals	97.9%	98.1%	98.1%	97.6%	98.4%	98.5%	98.6%	98.4%	98.4%	98.1%	99.5%	98.2%	96.5%

Utilization Online Renewal Services





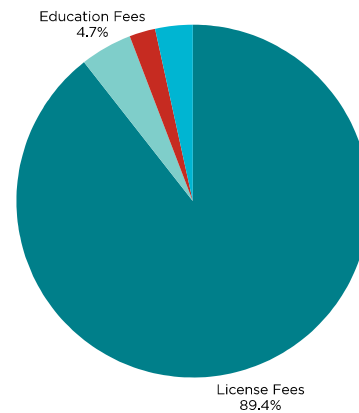
EXECUTIVE FINANCIAL REPORT

FEB 2026

Total Revenue (YTD) \$6,196,804	Total Expenses (YTD) \$9,609,357	Gain/Loss (\$3,412,553)
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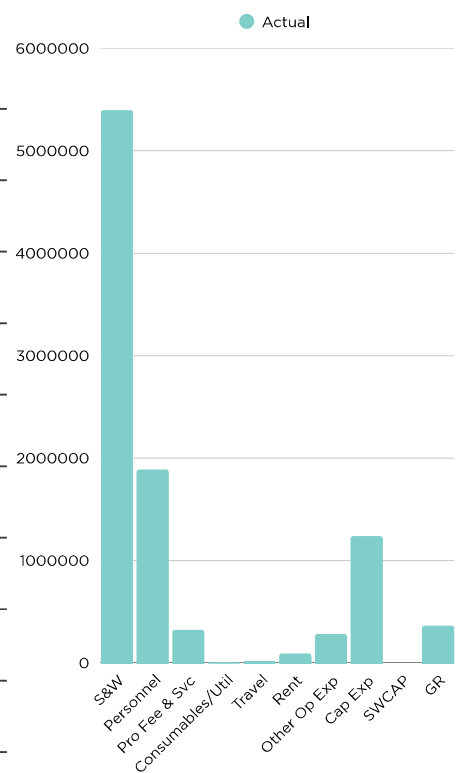
Income Report

Source	Budgeted	Actual	Difference
License Fees	12,071,093	5,541,376	6,529,717
Education Fees	469,225	293,833	175,392
Examination Fees	365,070	149,295	215,775
Other Misc Revenue	354,953	212,300	142,653
Total Income	\$13,260,341	\$6,196,804	\$7,063,537



Expenses Report

Source	Budgeted	Actual	Difference
Salaries & Wages	11,272,749	5,396,439	5,876,310
Other Personnel Costs	3,953,467	1,888,117	2,065,350
Professional Fees & Svcs	1,121,505	322,612	798,893
Consumables/Utilities	14,112	6,796	7,316
Travel	87,500	19,577	67,923
Rent (Buildings/Equip)	127,017	92,022	34,995
Other Operating Expenses	874,475	281,881	592,594
Capital Expenditures	1,748,617	1,238,163	510,454
SWCAP	419,164	0	419,164
Annual GR Payment	727,500	363,750	363,750
Total Expenses	\$20,346,106	\$9,609,357	\$10,736,749





EXECUTIVE FINANCIAL REPORT

FEB 2026

Notes

- Our ending revenue collection for the month of February was \$6.1M. This equates to a 46.7% collection rate, which is below our target of 50% revenue collection by the end of 6 months into the fiscal year.
- Our ending expenses for the month of February were \$9.6M. This equates to an expenditure rate of 47.2%. This was below our target of 50% for end of February.
- Our expenses exceed our revenue, we ended with an operational deficit of -\$3,412,553

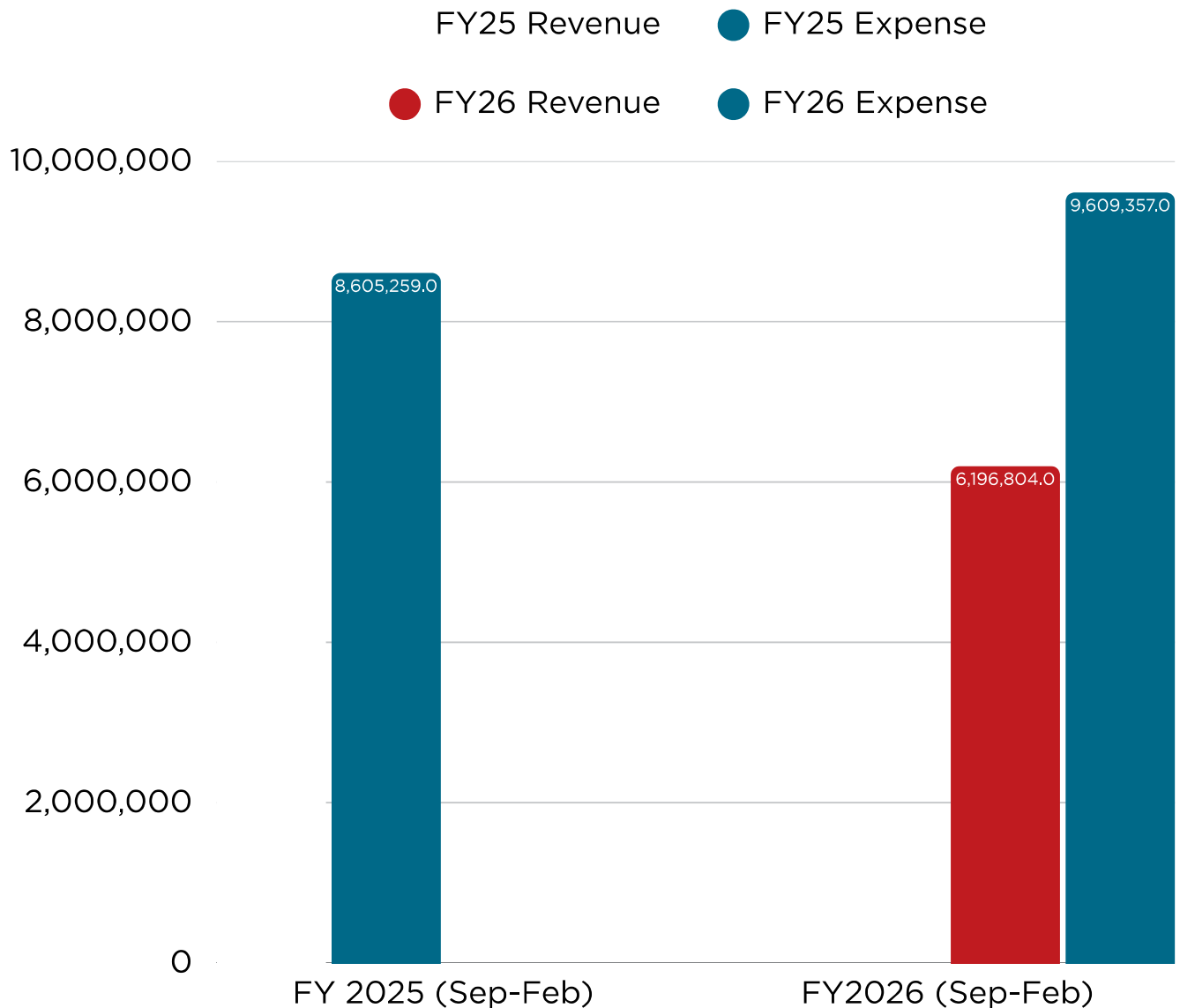
Expenses Report



EXECUTIVE FINANCIAL REPORT

FEB 2026

Revenue & Expense Totals Year Over Year





EXECUTIVE FINANCIAL REPORT

FEB 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 FEB 28, 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.

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



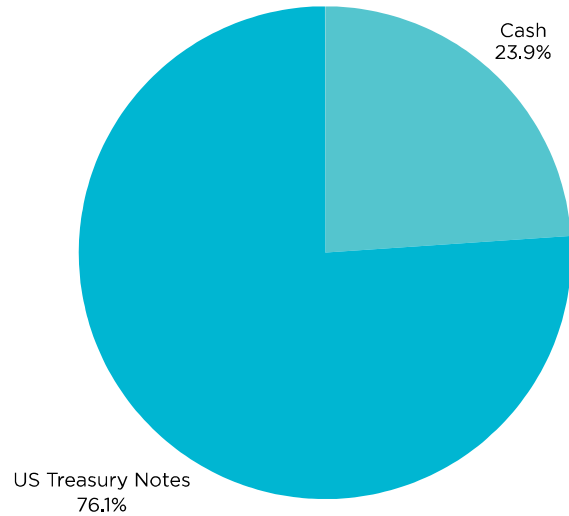
MONTHLY INVESTMENT REPORT AS OF FEB 28, 2026

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

For the Month of February 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	995,126.01	(621.25)	994,504.76	21,208.31	U.S. T-Notes, 4.625%	03/15/2026
06/16/2025	4,326,000.00	4,326,656.55	4,335,970.09	(2,534.78)	4,333,435.31	37,258.27	U.S. T-Notes, 4.125%	06/15/2026
12/15/2025	4,326,000.00	4,326,656.55	997,890.55	(387.11)	997,503.44	9,052.40	U.S. T-Notes, 4.375%	12/15/2026
Totals	\$ 9,646,000.00	\$ 9,652,394.52	\$ 6,328,986.65	\$ (3,543.14)	\$ 6,325,443.51	\$ 67,518.98		

Monthly Activity			
	Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Available Balance 02/01/2026	\$ 1,987,169.51		1,987,169.51
Current Month Receipts		\$ 1,003,219.09	1,003,219.09
Current Month Disbursements		\$ (1,352,847.29)	(1,352,847.29)
Total Cash			\$ 1,637,541.31
Investment Ending Market Value			6,325,443.51
Total Account Balance			7,962,984.82
Operating Reserves			(4,904,652.00)
Ending Balance Available for Operations 02/28/2026			\$ 3,058,332.82



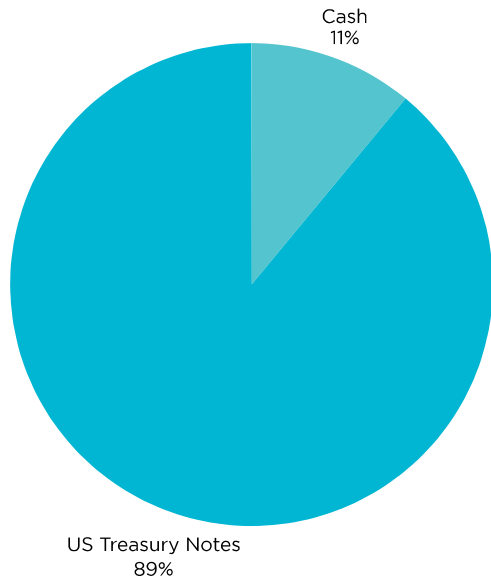


MONTHLY INVESTMENT REPORT AS OF FEB 28, 2026

Financial Services Division
Real Estate Recovery Trust Account No. 3058 Investments
Holdings Report
For the Month of February 2026

Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description
683,000.00	686,491.56	683,773.71	(426.88)	683,346.83	14,572.71	U.S. T-Notes, 4.625
789,000.00	789,058.10	790,818.40	(462.31)	790,356.09	6,795.37	U.S. T-Notes, 4.125
1,372,000.00	1,384,272.97	1,380,414.22	(911.09)	1,379,503.13	29,273.44	U.S. T-Notes, 4.625
1,140,000.00	1,149,307.03	1,147,926.57	(445.32)	1,147,481.25	10,413.46	U.S. T-Notes, 4.375
\$ 3,984,000.00	\$ 4,009,129.66	\$ 4,002,932.90	\$ (2,245.60)	\$ 4,000,687.30	\$ 61,054.98	

	Beginning Balance	Monthly Activity Current Month	Cumulative Totals
Beginning Cash Balance 02/01/2026:	453,893.64		453,893.64
Receipts:			
Licenses' Remittances to Recovery Fund		\$ 26,440.00	
Interest Realized		1,341.29	
Repayments to Recovery Fund (Principal and Interest)		1,400.00	
Administrative Penalties		11,660.00	
Investments Matured		0.00	
Prior Month Correction		0.00	
Return to Trust		0.00	
Total Received		\$ 40,841.29	\$ 40,841.29
Disbursements:			
Investments Purchased		\$ 0.00	
Accrued Interest Purchased		0.00	
Disbursement to Treasury (GR)		0.00	
Payments from Recovery Fund		0.00	
Administrative Costs		105.44	
Total Disbursed		\$ 105.44	(105.44)
Ending Cash Balance			494,629.49
Investment Ending Market Value			4,000,687.30
Total Account Balance			4,495,316.79
Reserved for Potential Payments Within 90 Days			(529,869.40)
Ending Account Balance 02/28/2026			\$ 3,965,447.39





MONTHLY INVESTMENT REPORT AS OF FEB 28, 2026

Financial Services Division
Real Estate Inspection Recovery Fund No. 0889 (3059)
For the Month of February 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	432,983.85	(167.37)	432,821.88	3,927.88	U.S. T-Notes 4.375%	12/15/2026
Totals	\$ 430,000.00	\$ 433,510.55	\$ 432,983.85	\$ (167.37)	\$ 432,821.88	\$ 3,927.88		

	Monthly Activity			Payment History		
	Beginning Balance	Current Month	Cumulative Totals	Fiscal Year	Number of Payments	Total Payments
Beginning Cash Balance 02/01/2026	\$ 65,190.30	\$	\$ 65,190.30			
Receipts:						
Licensees' Remittances to Recovery Fund		\$ 0.00		1991-2011	47	\$ 336,084.95
Interest Realized (includes accruals)		182.81		2012	2	25,000.00
Treasury Note Semi-Annual Interest		0.00		2013	1	12,500.00
Repayments		0.00		2014	0	0.00
Administrative Penalties		0.00		2015	0	0.00
Investments Matured		0.00		2016	1	2,275.23
Total Received in Current Month		\$ 182.81		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	\$ 410,300.10
Disbursements:						
Investments Purchased	\$	0.00				
Payments from Recovery Fund		20.62				
Administrative Costs		0.00				
Total Disbursed in Current Month		\$ (20.62)				
Ending Cash Balance			\$ 65,352.49			
Investment Ending Market Value			\$432,821.88			
Total Account Balance			\$498,174.37			
Treasury Cash Balance			\$0.00			
Reserved for Potential Payment within 90 Days			\$0.00			
Ending Account Balance 02/28/2026			\$498,174.37			

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