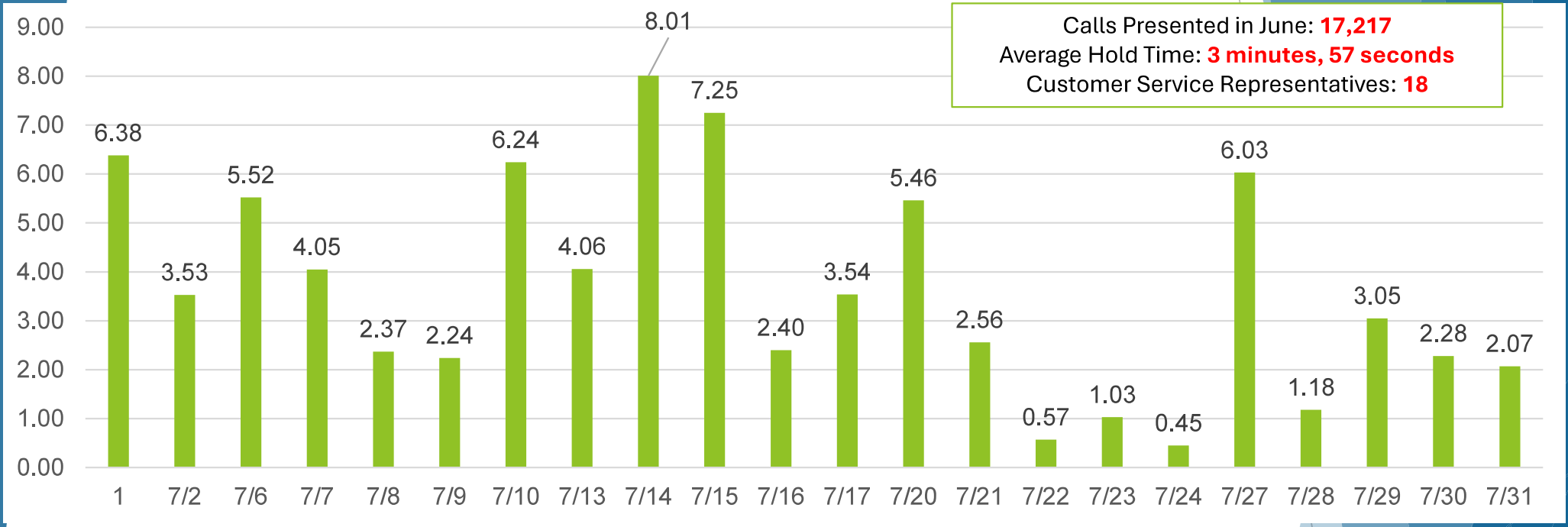
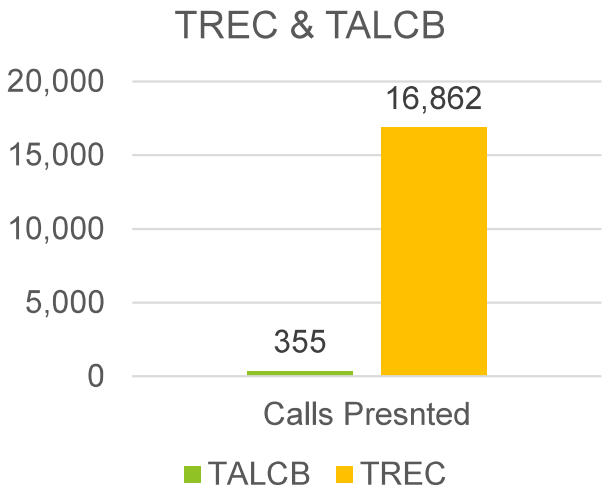
July 2026 Staff Reports

Customer Relations Division

July 2026 Hold Time per Day



Calls Presented in June: **17,217**
Average Hold Time: **3 minutes, 57 seconds**
Customer Service Representatives: **18**

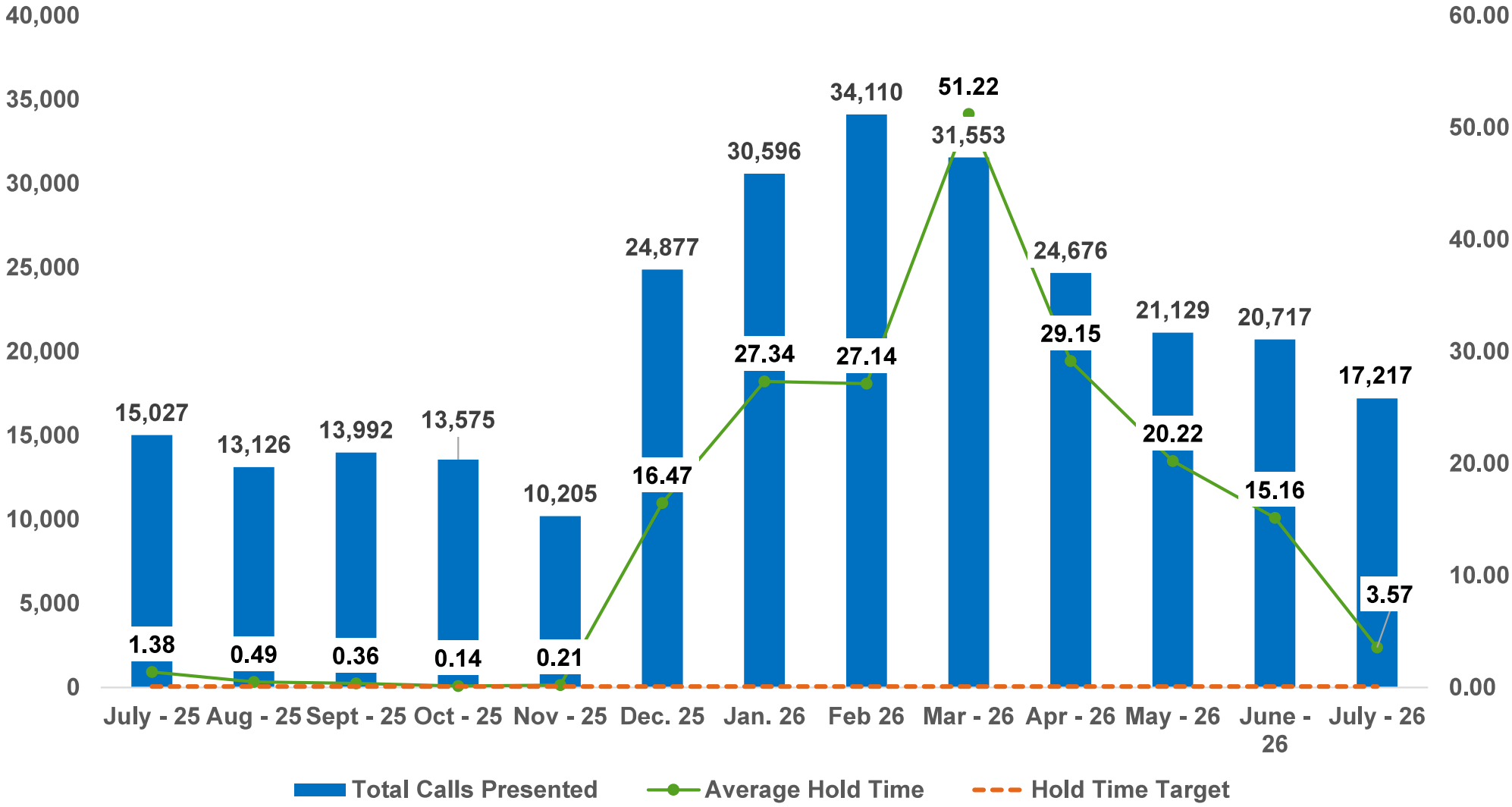


TALCB – 355 Calls (*2.06%*) ***2 minutes, 54 second hold time***
TREC – 16,862 Calls (*97.94%*) ***3 minutes, 59 second hold time***

TREC TEXAS REAL ESTATE COMMISSION
TALCB TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Customer Relations Division

13 Month Comparison of Calls Presented vs. Hold Time

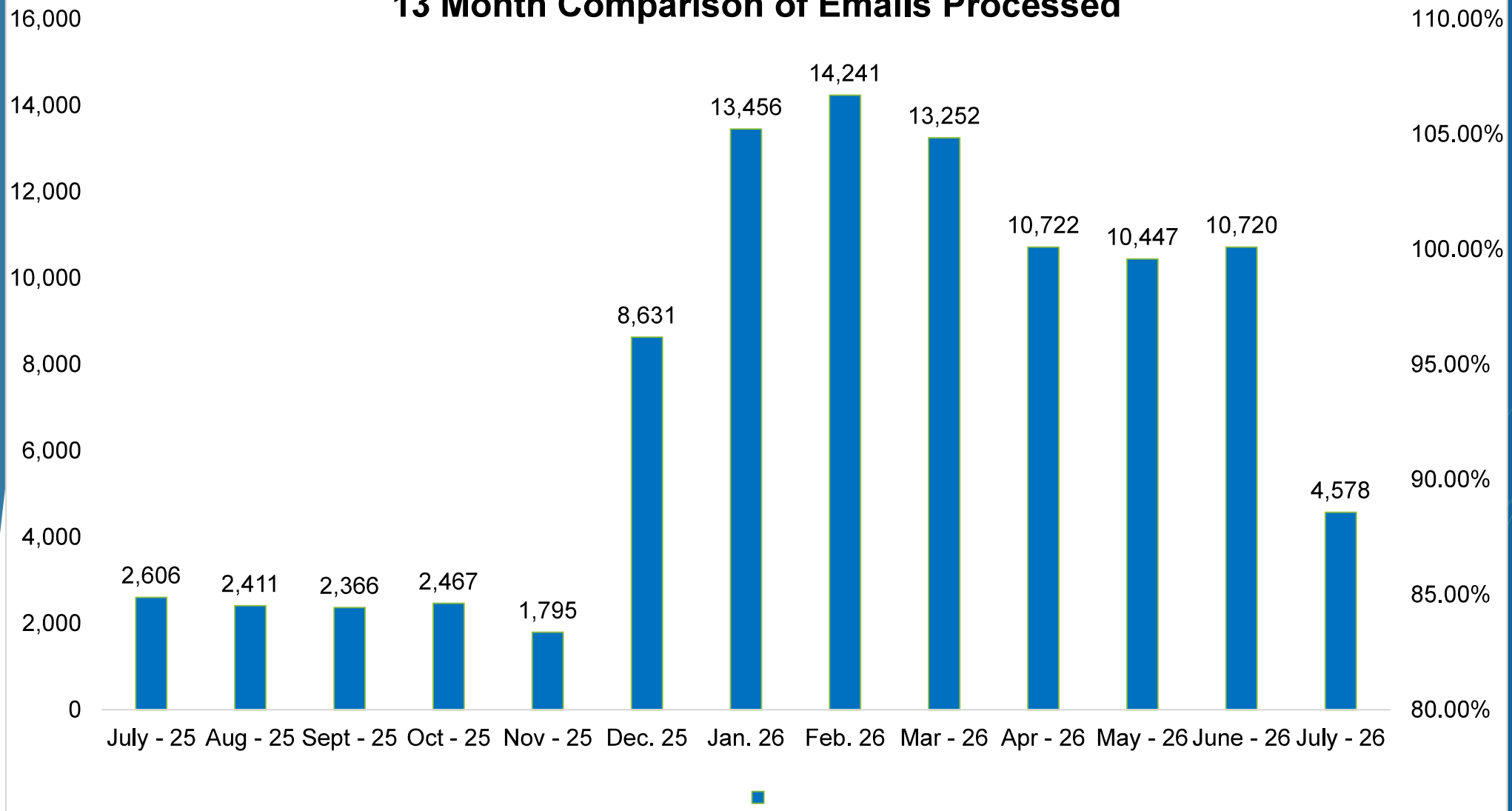


TREC TEXAS REAL ESTATE COMMISSION

TALCB TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Customer Relations Division

13 Month Comparison of Emails Processed



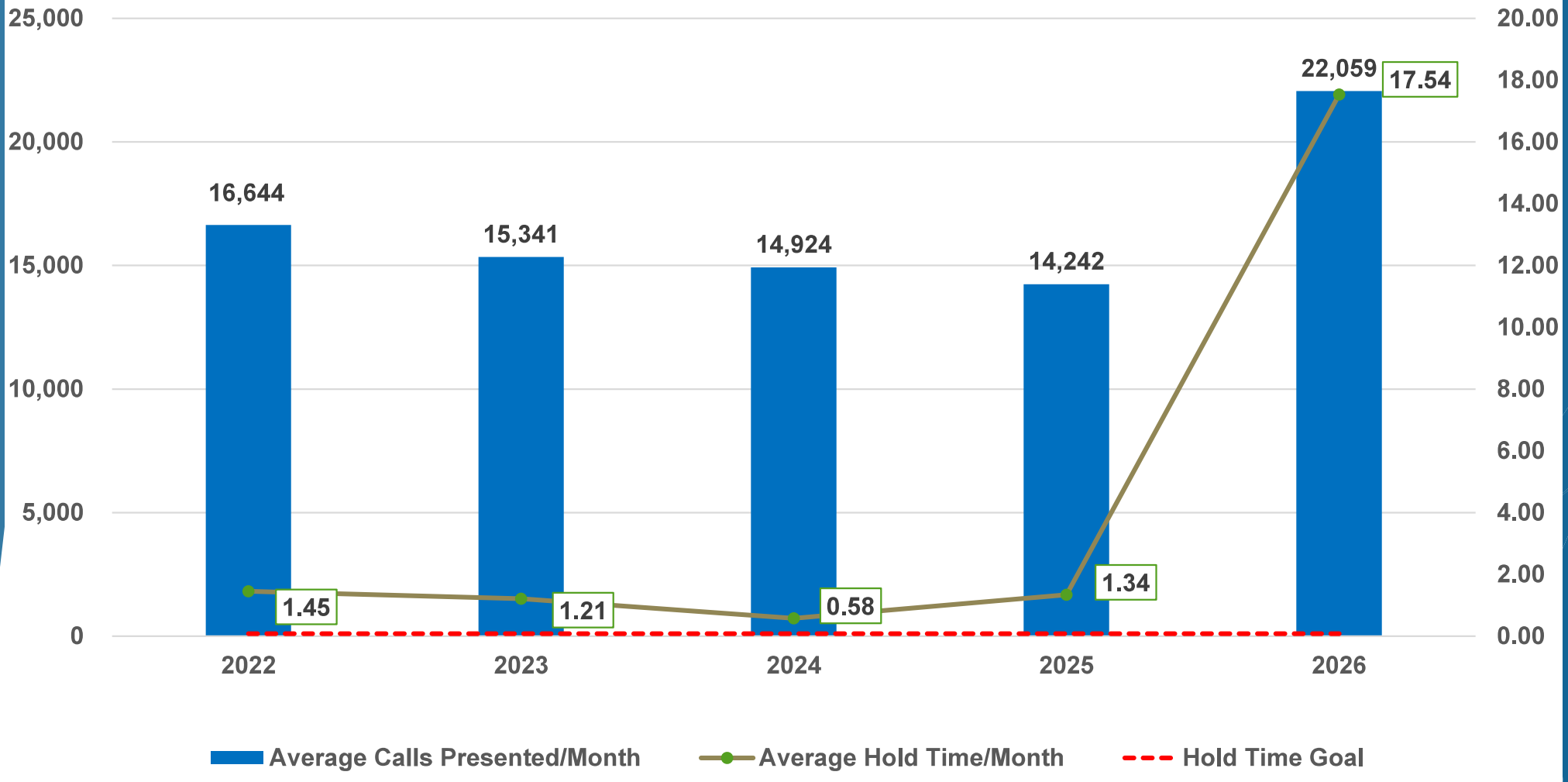
TREC TEXAS REAL ESTATE COMMISSION

TALCB TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Customer Relations Division

Fiscal Year Comparison

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



TREC TEXAS REAL ESTATE COMMISSION

TALCB TEXAS APPRAISER LICENSING & CERTIFICATION BOARD

Education & Examinations Division

TREC Qualifying Education Fiscal YTD

	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	YTD
Applications Received													
Provider - Initial	1	1	2	0	1	2	0	0	1	1	1		10
Provider - Renewal	1	0	0	1	0	0	0	0	0	1	0		3
Annual Fee	1	7	7	0	3	1	3	0	7	6	2		37
Exempt Provider	0	0	0	0	1	0	0	0	3	1	0		5
Total Providers	**3**	**8**	**9**	**1**	**5**	**3**	**3**	**0**	**11**	**9**	**3**		**55**
Initial	17	19	17	10	15	6	9	5	16	6	3		123
Renewal	0	7	5	6	7	0	0	5	0	1	5		36
Total Real Estate Courses	**17**	**26**	**22**	**16**	**22**	**6**	**9**	**10**	**16**	**7**	**8**		**159**
Initial	0	0	0	0	0	0	0	0	8	0	0		8
Renewal	0	0	0	0	6	0	0	8	0	0	0		14
Total Inspector Courses	**0**	**0**	**0**	**0**	**6**	**0**	**0**	**8**	**8**	**0**	**0**		**22**
Initial	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
Total ERW Courses	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		**0**
College Accredited Courses	**3**	**9**	**0**	**0**	**0**	**0**	**0**	**7**	**16**	**8**	**1**		**44**
Total Applications Received	**23**	**43**	**31**	**17**	**33**	**9**	**12**	**25**	**51**	**24**	**12**		**280**

Education & Examinations Division

TREC Qualifying Education Fiscal YTD

	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	YTD
Applications Approved													
Provider - Initial	1	0	0	0	1	0	2	1	0	0	1		6
Provider - Renewal	4	1	0	0	0	1	0	0	0	0	1		7
Annual Fee	4	5	9	0	2	2	1	3	4	4	4		38
Exempt Provider	0	0	0	0	0	0	0	0	3	1	1		5
Total Providers	**9**	**6**	**9**	**0**	**3**	**3**	**3**	**4**	**7**	**5**	**7**		**56**
Initial	28	14	33	4	1	7	19	4	15	4	13		142
Renewal	2	3	9	3	3	3	4	0	5	1	4		37
Total Real Estate Courses	**30**	**17**	**42**	**7**	**4**	**10**	**23**	**4**	**20**	**5**	**17**		**179**
Initial	2	0	0	0	0	0	0	0	0	0	8		10
Renewal	0	0	0	0	0	0	6	8	0	0	0		14
Total Inspector Courses	**2**	**0**	**0**	**0**	**0**	**0**	**6**	**8**	**0**	**0**	**8**		**24**
Initial	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
Total ERW Courses	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		**0**
College Accredited Courses	**2**	**10**	**2**	**0**	**0**	**0**	**0**	**7**	**14**	**14**	**1**		**50**
Total Applications Approved	**43**	**33**	**53**	**7**	**7**	**13**	**32**	**23**	**41**	**24**	**33**		**309**

Education & Examinations Division

TREC Continuing Education Fiscal YTD													
FY2026	**Sep-25**	**Oct-25**	**Nov-25**	**Dec-25**	**Jan-26**	**Feb-26**	**Mar-26**	**Apr-26**	**May-26**	**Jun-26**	**Jul-26**	**Aug-26**	**YTD**
Applications Received													
Provider - Initial	12	19	6	17	15	15	20	25	21	18	12		180
Provider - Renewal	26	15	10	16	22	21	29	17	10	13	21		200
Total Providers	**38**	**34**	**16**	**33**	**37**	**36**	**49**	**42**	**31**	**31**	**33**		**380**
Initial	264	231	197	169	206	196	221	230	233	216	343		2506
Renewal	0	0	0	14	312	284	297	219	185	282	192		1785
Total Real Estate Courses	**264**	**231**	**197**	**183**	**518**	**480**	**518**	**449**	**418**	**498**	**535**		**4291**
Total Real Estate Non-Elective Courses	**36**	**163**	**160**	**112**	**189**	**50**	**76**	**16**	**20**	**14**	**13**		**849**
Initial	20	17	7	38	12	6	5	5	5	3	6		124
Renewal	0	0	0	4	19	5	35	23	11	8	17		122
Total Inspector Courses	**20**	**17**	**7**	**42**	**31**	**11**	**40**	**28**	**16**	**11**	**23**		**246**
Total Inspector Non-Elective Courses	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**	**0**	**0**	**0**		**2**
Initial	1	0	0	1	1	6	2	0	4	4	1		20
Renewal	0	0	0	2	35	1	0	0	0	0	0		38
Total ERW Courses	**1**	**0**	**0**	**3**	**36**	**7**	**2**	**0**	**4**	**4**	**1**		**58**
Total Applications Received	**359**	**445**	**380**	**374**	**811**	**585**	**685**	**535**	**489**	**558**	**605**		**5826**

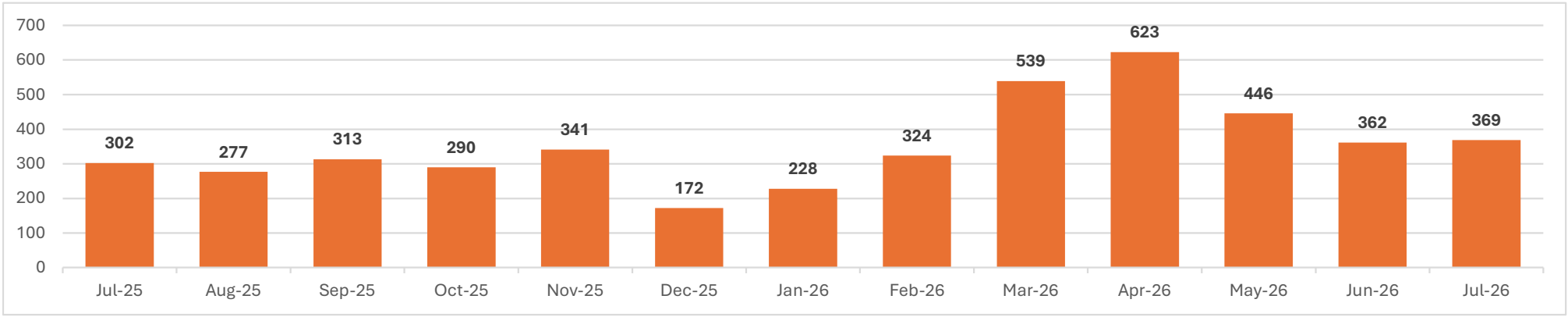
Education & Examinations Division

TREC Continuing Education Fiscal YTD													
	Sep-25	**Oct-25**	**Nov-25**	**Dec-25**	**Jan-26**	**Feb-26**	**Mar-26**	**Apr-26**	**May-26**	**Jun-26**	**Jul-26**	**Aug-26**	**YTD**
Applications Approved													
Provider - Initial	6	11	15	3	0	13	23	13	30	23	19		156
Provider - Renewal	14	16	23	9	0	16	30	26	22	16	13		185
Total Providers	**20**	**27**	**38**	**12**	**0**	**29**	**53**	**39**	**52**	**39**	**32**		**341**
Initial	198	208	230	47	78	306	257	265	308	186	316		2399
Renewal	0	0	0	0	7	37	352	572	266	289	177		1700
Total Real Estate Courses	**198**	**208**	**230**	**47**	**85**	**343**	**609**	**837**	**574**	**475**	**493**		**4099**
Total Real Estate Non-Elective Courses	**32**	**5**	**0**	**194**	**257**	**90**	**49**	**38**	**16**	**22**	**10**		**713**
Initial	16	13	20	0	3	10	29	21	6	2	7		127
Renewal	0	0	0	0	5	0	38	37	16	2	10		108
Total Inspector Courses	**16**	**13**	**20**	**0**	**8**	**10**	**67**	**58**	**22**	**4**	**17**		**235**
Total Inspector Non-Elective Courses	**5**	**3**	**0**	**0**	**0**	**1**	**0**	**6**	**0**	**0**	**0**		**15**
Initial	0	1	0	0	0	0	3	1	8	3	2		18
Renewal	0	0	0	0	0	0	30	8	0	0	0		38
Total ERW Courses	**0**	**1**	**0**	**0**	**0**	**0**	**33**	**9**	**8**	**3**	**2**		**56**
Total Applications Approved	**271**	**257**	**288**	**253**	**350**	**473**	**811**	**987**	**672**	**543**	**554**		**5459**

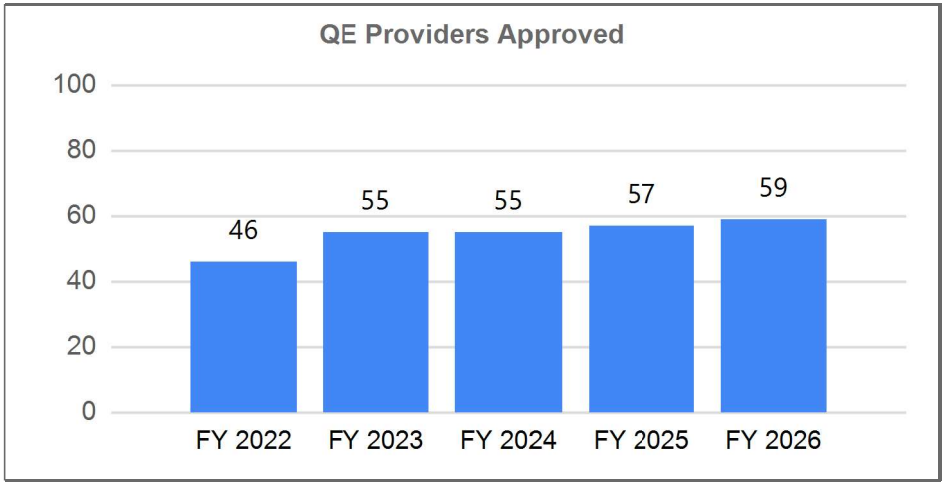
Education & Examinations Division

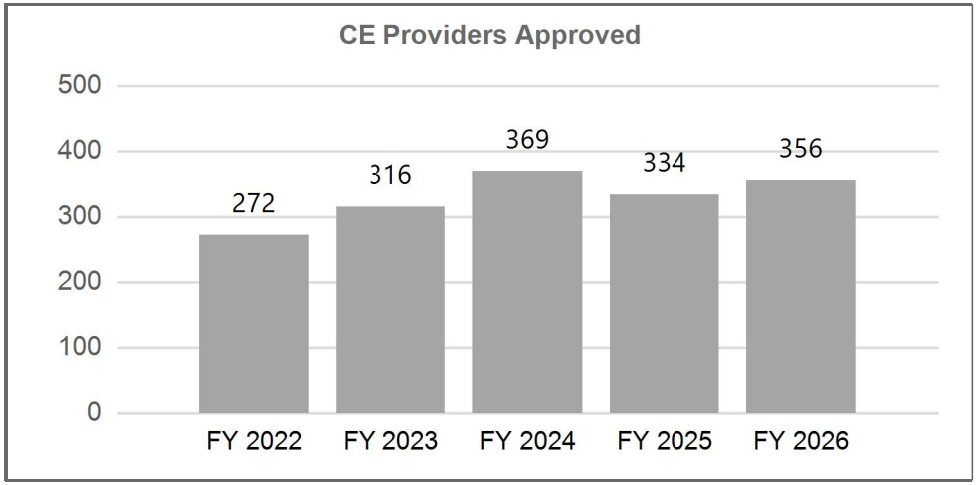
TREC Applications Approved 13-Month Comparison

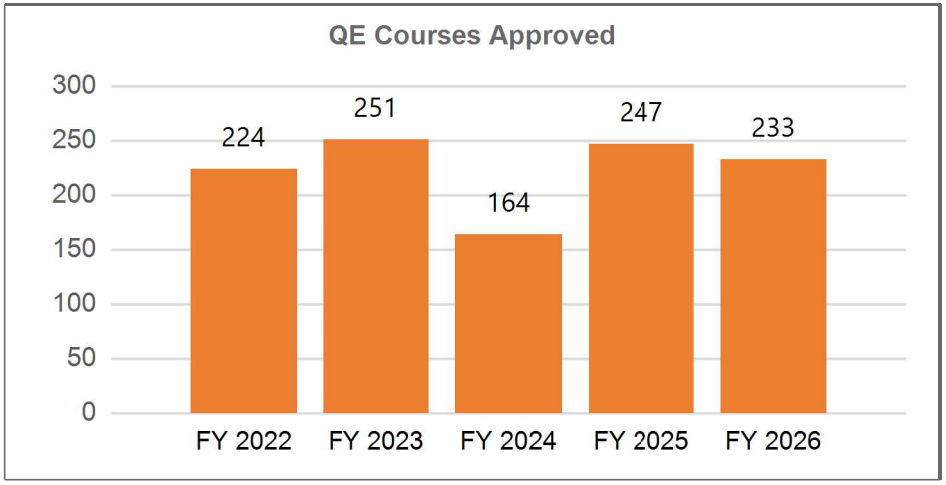
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26
QE Providers	1	1	5	1	0	0	1	1	2	1	0	0	2
Annual Fee	0	4	4	5	9	0	1	2	1	3	4	4	4
Exempt QE Providers	1	0	0	0	0	0	0	0	0	0	3	1	1
Real Estate QE Courses	9	22	30	17	42	7	4	10	20	4	13	5	14
Inspector QE Courses	0	4	2	0	0	0	0	0	6	2	0	0	4
ERW QE Courses	0	0	0	0	0	0	0	0	0	0	0	0	0
College Accredited QE Courses	0	0	2	10	2	0	0	0	0	7	14	14	1
Total QE Approvals	**11**	**31**	**43**	**33**	**53**	**7**	**6**	**13**	**29**	**17**	**34**	**24**	**26**
CE Providers	33	28	20	27	38	12	0	29	53	39	52	39	32
Real Estate CE Courses	234	197	198	208	230	47	53	213	343	488	333	279	290
Real Estate Non-Elective Courses	4	1	32	5	0	106	164	59	29	25	9	14	8
Inspector CE Courses	17	13	16	13	20	0	5	9	57	49	13	3	11
Inspector Non-Elective Courses	2	7	4	3	0	0	0	1	1	0	0	0	0
ERW CE Courses	1	0	0	1	0	0	0	0	27	5	5	3	2
Total CE Approvals	**291**	**246**	**270**	**257**	**288**	**165**	**222**	**311**	**510**	**606**	**412**	**338**	**343**
Total Approvals	**302**	**277**	**313**	**290**	**341**	**172**	**228**	**324**	**539**	**623**	**446**	**362**	**369**

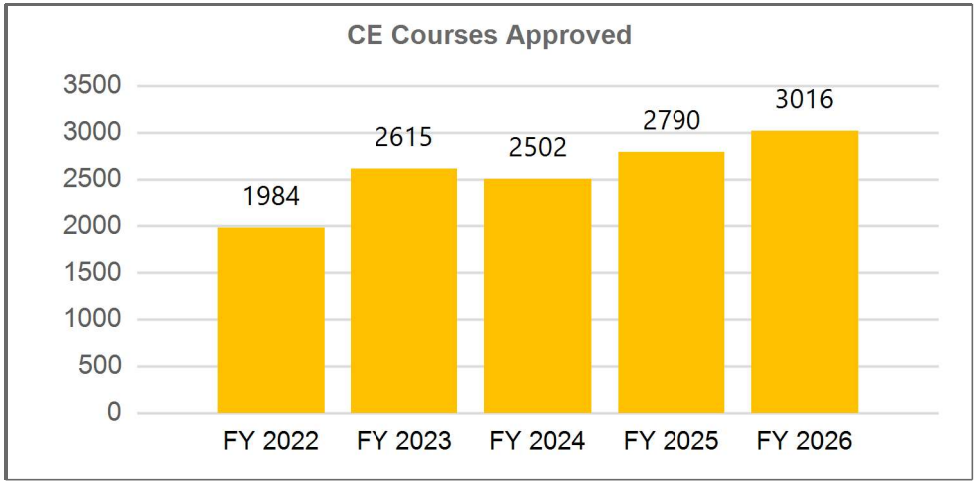


Education & Examinations Division
TREC Total Applications Approved - Fiscal Year



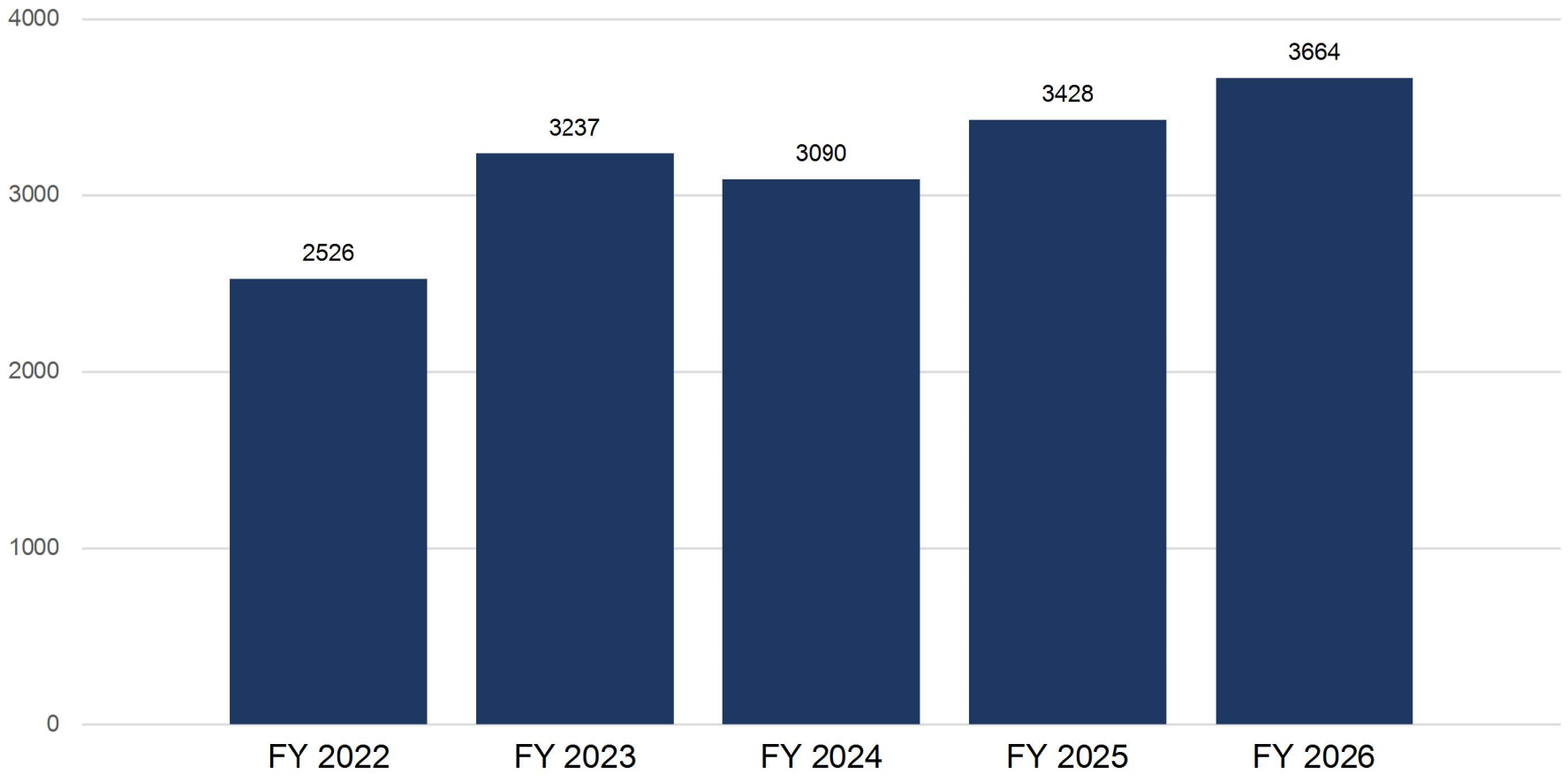






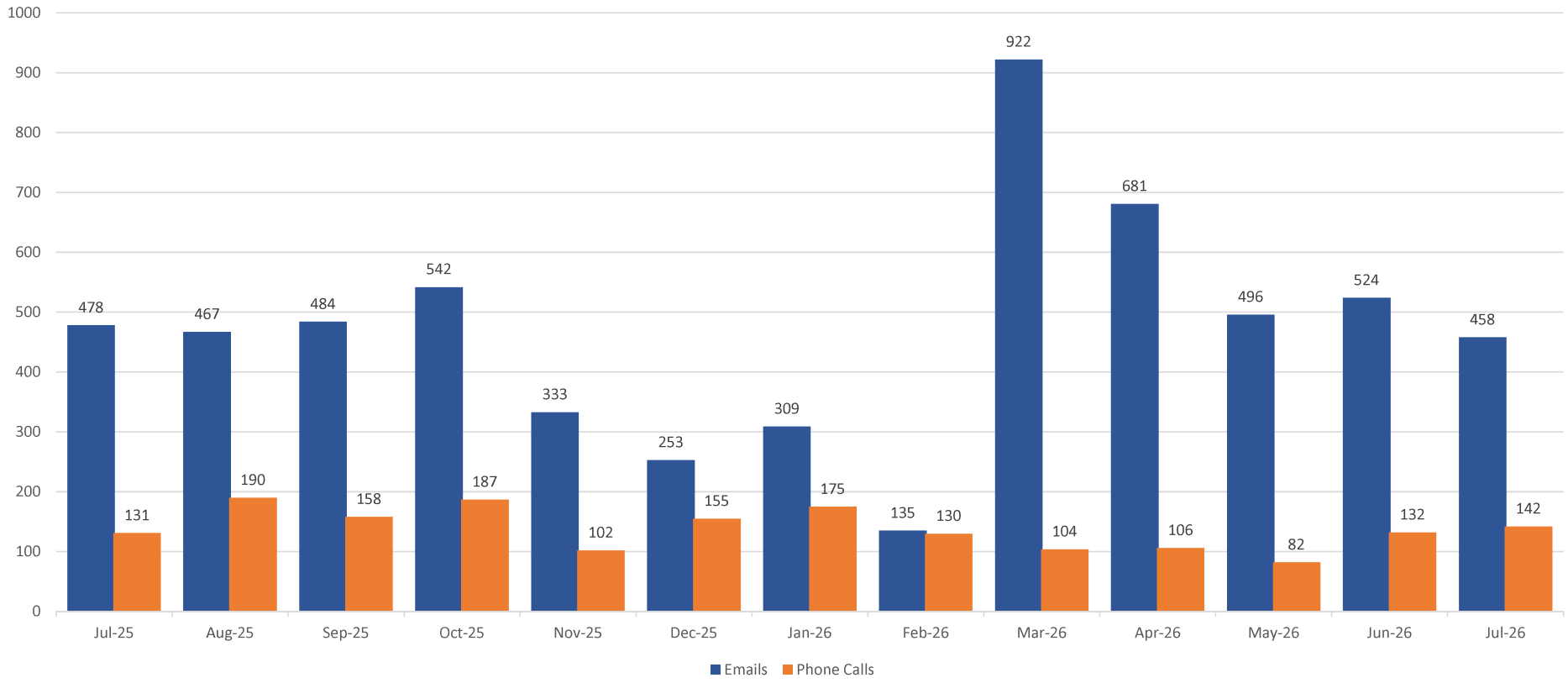
Education & Examinations Division

All TREC Applications Approved
Year-Over-Year Comparison



Education & Examinations Division

Email and Phone Call Volume 13-Month Comparison
July 2026



Enforcement Complaint Activity and Resolution Report

Data as of 7/31/2026

Complaint Activity by Type

	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	YTD
Opened During Month	**537**	**531**	**447**	**201**	**299**	**249**	**309**	**374**	**304**	**348**	**336**	**0**	**3935**
Applicant Background	0	0	0	16	1	4	42	33	34	50	31	0	211
Chargeback	0	0	0	0	0	0	0	0	0	0	0	0	0
Consumer Complaint	0	0	0	176	293	241	262	338	267	295	302	0	2174
Criminal Background	0	0	0	9	4	4	5	3	2	3	3	0	33
Recovery Fund	0	0	0	0	1	0	0	0	1	0	0	0	2
Staff Initiated Complaint	0	0	0	0	0	0	0	0	0	0	0	0	0
Not specified or other	537	531	447	0	0	0	0	0	0	0	0	0	1515

	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	YTD
Closed During Month	**463**	**562**	**475**	**224**	**198**	**248**	**212**	**293**	**313**	**305**	**310**	**0**	**3603**
Applicant Background	0	0	0	100	16	54	17	14	23	51	44	0	319
Chargeback	0	0	0	0	0	0	0	0	0	0	0	0	2
Consumer Complaint	0	0	0	95	178	188	192	274	283	250	263	0	1723
Criminal Background	0	0	0	29	4	5	3	5	7	3	3	0	59
Recovery Fund	0	0	0	0	0	1	0	0	0	1	0	0	2
Staff Initiated Complaint	0	0	0	0	0	0	0	0	0	0	0	0	0
Not specified or other	463	562	475	0	0	0	0	0	0	0	0	0	1500

Open at Beginning of Month	**1019**	**Opened During Month**	**336**	**Opened During Fiscal Year**	**3935**
Open at End of Month	**1045**	**Closed During Month**	**310**	**Closed During Fiscal Year**	**3603**

Enforcement Complaint Activity and Resolution Report

Data as of 7/31/2026

Investigative Activity by License Type

	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	YTD
Investigations Opened During Month	**360**	**291**	**241**	**76**	**224**	**197**	**323**	**322**	**308**	**291**	**335**	**0**	**2968**
Apprentice Inspector	0	1	0	0	0	0	0	0	0	0	0	0	1
Easement ROW - Business	0	0	0	0	0	0	0	0	0	0	0	0	0
Easement ROW - Individual	10	4	4	0	2	1	0	0	0	0	1	0	22
Professional Inspector	7	8	3	0	2	1	3	10	6	2	3	0	45
Provider - CE	0	0	0	0	0	0	0	0	0	0	0	0	0
Provider - QE	0	0	0	0	0	0	0	0	0	0	0	0	0
Provider - QE Exempt	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Business Broker	33	7	14	15	63	47	87	87	79	73	94	0	599
Real Estate Business Entity	0	2	2	7	0	0	0	0	0	0	0	0	11
Real Estate Individual Broker	94	76	42	28	87	75	122	120	114	117	117	0	992
Real Estate Inspector	0	1	0	0	0	0	1	0	0	0	0	0	2
Real Estate Sales Agent	209	170	131	22	63	63	99	91	86	80	97	0	1111
Timeshare Plan	1	0	0	0	1	1	0	0	0	0	0	0	3
Unlicensed and Applicants	6	22	45	4	6	9	11	14	23	19	23	0	182

Enforcement Complaint Activity and Resolution Report

Data as of 7/31/2026

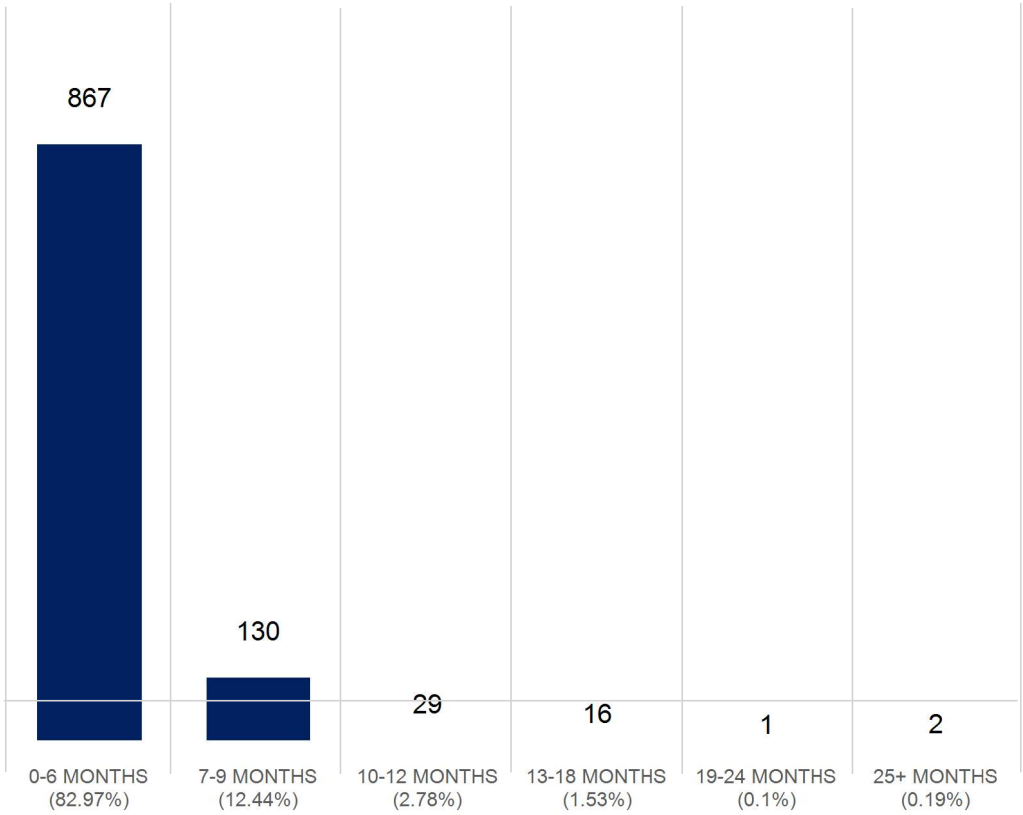
Complaint Outcomes Summary

	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	May 2026	Jun 2026	Jul 2026	Aug 2026	YTD
Outcome Summaries by Month	**0**	**0**	**0**	**100**	**178**	**214**	**188**	**265**	**280**	**289**	**289**	**0**	**1803**
Matter Settled	0	0	0	7	1	0	2	0	1	2	3	0	16
Matter Settled Advertising	0	0	0	1	0	1	0	1	0	0	2	0	5
Failure to go Forward	0	0	0	0	1	7	1	4	5	21	24	0	63
Complaint Withdrawn	0	0	0	1	4	5	2	7	3	11	14	0	47
No Violation	0	0	0	0	3	0	0	2	2	1	1	0	9
No Jurisdiction	0	0	0	30	125	104	123	162	182	163	131	0	1020
Insufficient Evidence	0	0	0	8	12	22	16	42	30	30	51	0	211
Advisory Letter	0	0	0	3	11	7	16	14	15	13	16	0	95
Application Determinations	0	0	0	2	3	41	17	9	19	28	21	0	140
Unlicensed Activity	0	0	0	1	0	0	0	1	1	0	0	0	3
Disciplinary Action	0	0	0	8	10	17	4	11	11	7	15	0	83
Other	0	0	0	39	8	10	7	12	11	13	11	0	111

TREC Enforcement Division

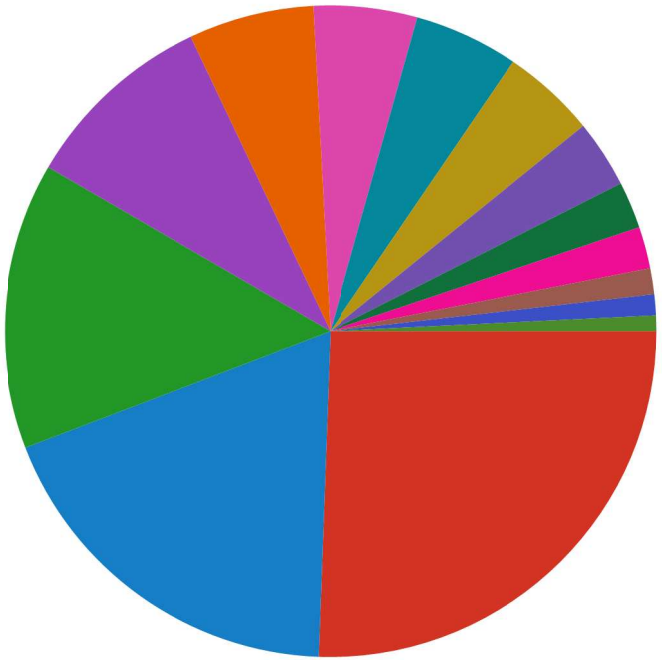
Open Case Aging Report

Data as of 7/31/2026



Open Cases Data	
1045	**Open Cases**

Complaint Subject Matter Report for 12/15/2025 to 7/31/2026



- Licensing Issues - Background - 99 (25.6%)
- Breach of Fiducary Duty - 72 (18.6%)
- Brokerage Activity - Other - 55 (14.2%)
- Broker Responsibility - 37 (9.6%)
- Leasing/Property Management – Other - 24 (6.2%)
- Advertising - 20 (5.2%)
- Investigative and Other Technical Issues - 20 (5.2%)
- Leasing/Property Management – Misappropriation - 18 (4.7%)
- Unlicensed Activity - 13 (3.4%)
- License Holder Acting as Principle - 9 (2.3%)
- Intermediary/IABS - 8 (2.1%)
- Improper Contract/Form Use - 5 (1.3%)
- Brokerage Activity - Misappropriation - 4 (1.0%)
- Rebate/Referral Issues - 3 (0.8%)
- Geographic Competency - 0 (0.0%)

Complaint Subject Categories by Month															
Subject Matter Categories	**Jul-25**	**Aug-25**	**Sep-25**	**Oct-25**	**Nov-25**	**Dec-25**	**Jan-26**	**Feb-26**	**Mar-26**	**Apr-26**	**May-26**	**Jun-26**	**Jul-26**	**Total**	**YTD**
Advertising	0	0	0	0	0	1	0	1	2	4	1	3	8	20	5.17%
Breach of Fiducary Duty	0	0	0	0	0	2	0	0	7	8	19	13	23	72	18.60%
Broker Responsibility	0	0	0	0	0	5	5	0	3	1	2	6	15	37	9.56%
Brokerage Activity - Misappropriation	0	0	0	0	0	0	0	0	0	1	2	0	1	4	1.03%
Brokerage Activity - Other	0	0	0	0	0	5	4	2	8	11	8	5	12	55	14.21%
Geographic Competency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Improper Contract/Form Use	0	0	0	0	0	0	0	0	0	1	1	1	2	5	1.29%
Intermediary/IABS	0	0	0	0	0	0	1	1	1	0	1	1	3	8	2.07%
Investigative and Other Technical Issues	0	0	0	0	0	2	4	4	2	4	1	0	3	20	5.17%
Leasing/Property Management – Misappropriation	0	0	0	0	0	0	2	5	0	0	4	0	7	18	4.65%
Leasing/Property Management – Other	0	0	0	0	0	4	2	3	1	4	4	2	4	24	6.20%
License Holder Acting as Principle	0	0	0	0	0	1	0	3	0	1	2	2	0	9	2.33%
Licensing Issues - Background	0	0	0	0	0	11	5	38	7	6	8	11	13	99	25.58%
Rebate/Referral Issues	0	0	0	0	0	0	0	0	0	0	2	0	1	3	0.78%
Unlicensed Activity	0	0	0	0	0	1	0	3	1	1	2	2	3	13	3.36%
Total	**0**	**0**	**0**	**0**	**0**	**32**	**23**	**60**	**32**	**42**	**57**	**46**	**95**	**387**	

Information Technology Division

Electronic Information Outlet Statistics

July 2026

Website	Current Month	FYTD Total	Prior FYTD Total
Total Pages Viewed	1,063,112	15,767,504	16,975,556
Total Monthly Sessions	430,411	5,218,750	4,963,873

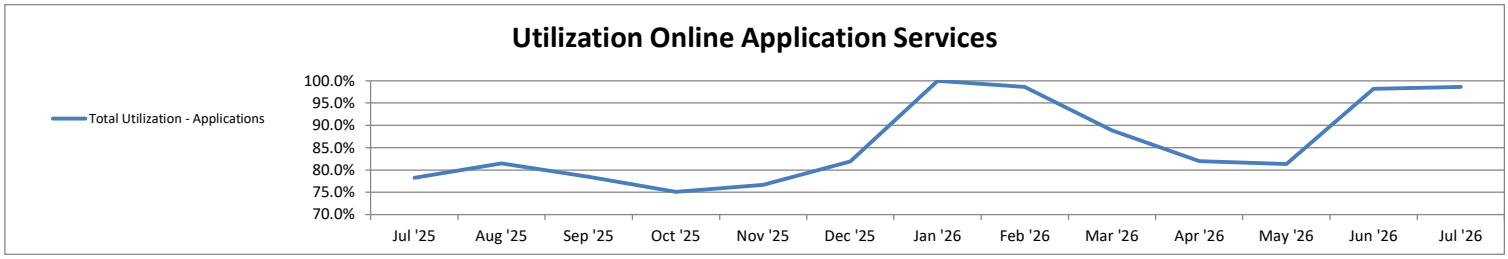
Online Transactions	Total	Online	Online Percent	FYTD Online Percent	Prior FYTD Percent
Applications	**1535**	**1514**	**98.6%**	**86.0%**	**78.4%**
Broker Application	59	59	100.0%	83.1%	82.1%
Sales Agent Application	1351	1332	98.6%	85.7%	77.3%
Broker Organization Application	125	123	98.4%	93.8%	93.1%
Professional Inspector Application	37	37	100.0%	78.6%	0.0%
Real Estate Inspector Application	1	1	100.0%	100.0%	0.0%
Apprentice Inspector Application	8	8	100.0%	96.8%	0.0%
Easement ROW Business Application	44	43	100.0%	94.2%	0.0%
Easement ROW Individual Application	3	3	100.0%	100.0%	0.0%
Business Entity Application	172	172	100.0%	99.2%	0.0%
Education Courses Applications	235	235	100.0%	96.4%	0.0%
Education Providers Applications	24	24	100.0%	100.0%	0.0%
Renewals	**8981**	**8912**	**99.2%**	**96.7%**	**98.3%**
Broker Renewals	172	1449	99.3%	1039.0%	97.6%
Sales Agent Renewal	6795	6738	99.2%	98.8%	98.6%
Broker Organization Renewals	505	503	99.6%	96.5%	97.3%
Professional Inspector Renewals	189	189	100.0%	95.8%	97.1%
Real Estate Inspector Renewals	2	2	100.0%	95.3%	96.2%
Apprentice Inspector Renewals	4	4	100.0%	100.0%	93.5%
Easement ROW Business Renewals	2	2	100.0%	100.0%	100.0%
Easement ROW Individual Renewals	25	25	100.0%	95.9%	98.0%
Business Entity	41	41	100.0%	99.8%	100.0%
Education Courses Renewals	134	133	99.3%	99.7%	0.0%
Education Providers Renewals	14	14	100.0%	100.0%	0.0%

Information Technology Division

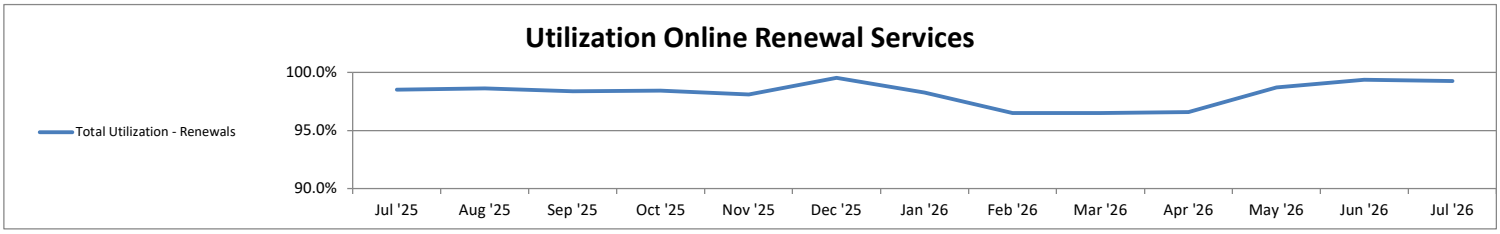
Electronic Information Outlet Statistics

July 2026

Applications	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26
Broker Application	76.1%	87.2%	85.3%	81.3%	85.0%	90.9%	100.0%	96.2%	92.6%	62.3%	61.7%	98.8%	100.0%
Sales Agent Application	78.3%	81.8%	77.1%	73.8%	75.2%	80.9%	100.0%	99.5%	88.0%	82.4%	82.0%	98.1%	98.6%
Broker Organization Applications	79.2%	60.0%	89.8%	88.2%	88.7%	83.3%	100.0%	84.2%	96.7%	96.5%	90.8%	100.0%	98.4%
Total Utilization - Applications	**78.2%**	**81.5%**	**78.4%**	**75.1%**	**76.6%**	**81.9%**	**100.0%**	**98.6%**	**88.9%**	**82.0%**	**81.3%**	**98.3%**	**98.6%**



Renewals	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26
Broker Renewals	97.6%	97.9%	97.5%	97.9%	97.4%	99.2%	98.8%	99.5%	80.7%	98.8%	99.2%	99.6%	99.3%
Sales Agent Renewal	98.9%	99.1%	98.7%	98.6%	98.4%	99.6%	99.0%	98.4%	99.9%	96.8%	98.6%	99.3%	99.2%
Broker Organization Renewal	97.3%	95.6%	97.0%	98.0%	96.3%	100.0%	79.8%	90.3%	96.3%	91.3%	98.5%	100.0%	99.6%
Professional Inspector Renewals	97.9%	93.6%	96.8%	98.4%	97.8%	100.0%	78.9%	94.3%	94.4%	88.5%	96.5%	99.5%	100.0%
Real Estate Inspector Renewals	100.0%	80.0%	100.0%	100.0%	66.7%	N/A	N/A	100.0%	N/A	100.0%	100.0%	85.7%	100.0%
Apprentice Inspector Renewals	50.0%	100.0%	100.0%	100.0%	N/A	N/A	100.0%	100.0%	N/A	100.0%	100.0%	100.0%	100.0%
Easement ROW Business Renewals	N/A	50.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	100.0%	100.0%	100.0%	100.0%	100.0%
Easement ROW Individual Renewals	93.2%	96.3%	97.6%	97.1%	100.0%	100.0%	81.8%	97.0%	97.6%	100.0%	100.0%	97.6%	100.0%
Total Utilization - Renewals	**98.5%**	**98.6%**	**98.4%**	**98.4%**	**98.1%**	**99.5%**	**98.2%**	**96.5%**	**96.5%**	**96.6%**	**98.7%**	**99.4%**	**99.2%**



TREC
TEXAS REAL ESTATE COMMISSION

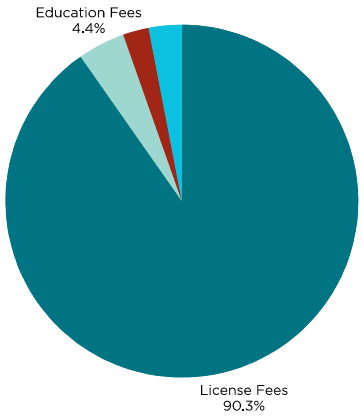
EXECUTIVE FINANCIAL REPORT

JULY 2026

Total Revenue (YTD)	Total Expenses (YTD)	Gain/Loss
$11,947,840	**$16,882,060**	**($4,934,220)**

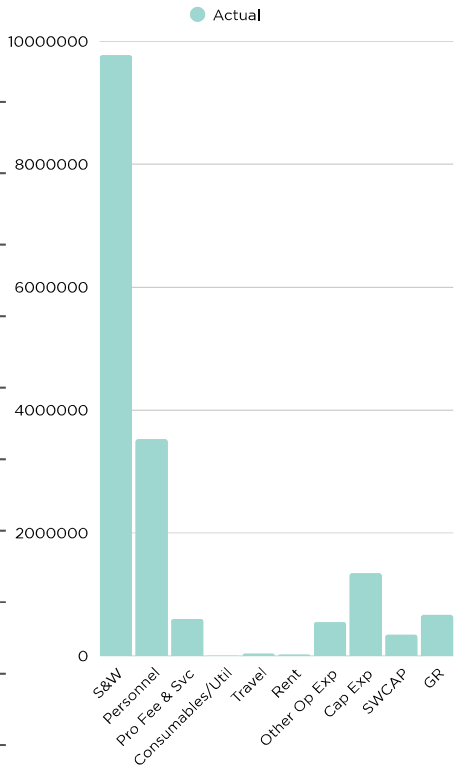
Income Report

Source	Budgeted	Actual	Difference
License Fees	12,071,093	10,784,227	1,286,866
Education Fees	469,225	520,168	(50,943)
Examination Fees	365,070	283,414	81,656
Other Misc Revenue	354,953	360,031	(5,078)
Total Income	**$13,260,341**	**$11,947,840**	**$1,312,501**



Expenses Report

Source	Budgeted	Actual	Difference
Salaries & Wages	11,272,749	9,775,271	1,497,478
Other Personnel Costs	3,953,467	3,525,114	428,353
Professional Fees & Svcs	1,121,505	600,850	520,655
Consumables/Utilities	14,112	9,011	5,101
Travel	87,500	39,382	48,118
Rent (Buildings/Equip)	127,017	22,615	104,402
Other Operating Expenses	874,475	550,480	323,995
Capital Expenditures	1,748,617	1,346,073	402,544
SWCAP	419,164	346,390	72,774
Annual GR Payment	727,500	666,875	60,625
Total Expenses	**$20,346,106**	**$16,882,060**	**$3,464,046**



EXECUTIVE FINANCIAL REPORT

JULY 2026

Notes

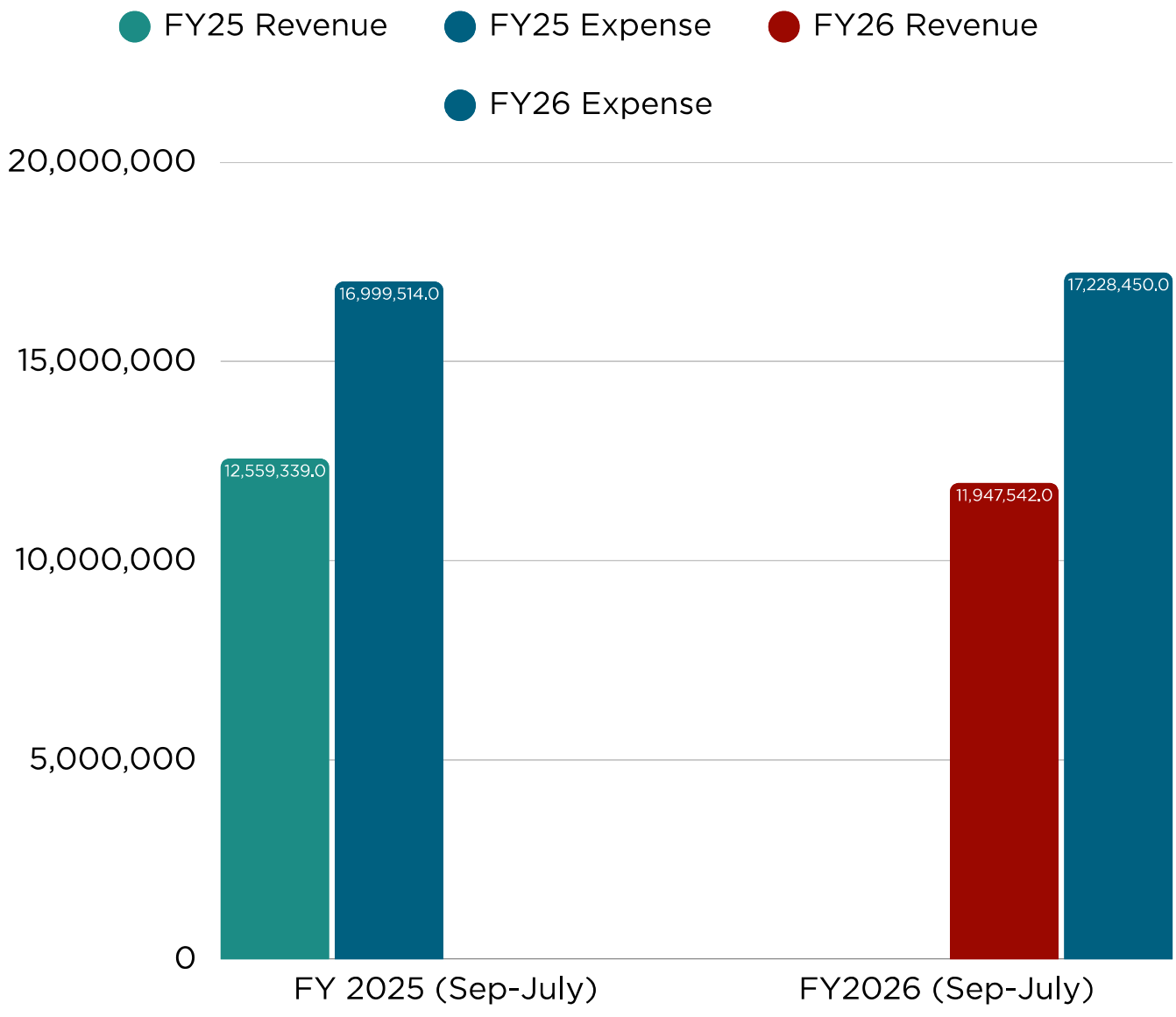
- Our ending revenue collection for the month of July was $11.9M. This equates to a 90.1% collection rate, which is below our target of 91.67% revenue collection by the end of 11 months into the fiscal year.
- Our ending expenses for the month of July were $16.8 M. This equates to an expenditure rate of 84.7%. This was below our target of 91.67% for the end of July.
- Our expenses exceed our revenue; we ended with an operational deficit of -$4,934,220

Expenses Report

EXECUTIVE FINANCIAL REPORT

JULY 2026

Revenue & Expense Totals Year Over Year



EXECUTIVE FINANCIAL REPORT

JULY 2026

Regulatory Applications Modernization Project Budget					
Total Project Costs	**Amount (in $)**	**Details of the Project**	**Regulatory Applications**		
Total Budgeted Expenditures	5,574,497.53	Name of the Compar	Various		
Total Actual Expenditures	4,732,172.53	Project Name or ID	RAMP		
Total Remaining	842,325.00	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	-	931,363.00	(931,363.00)
	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	15,410.16	15,410.16	-
	Independent Verification & Validation Services	2001 Professional Fees & Svcs	PO26-0110(partial grant funding)	134,000.00	134,000.00	-
	Contingency Fund Remaining			55,325.00	-	55,325.00
(F)	**FY2026**			**604,035.16**	**1,480,073.16**	**(876,038.00)**
	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)**			**5,574,497.53**	**4,732,172.53**	**842,325.00**

- The initial implementation contract has $285,000 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.
- Projected FY27 costs are based off of the pricing workbook within the contract for Y5-SaaS production costs.

MONTHLY INVESTMENT REPORT
AS OF
JULY 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 Williams
Chief Financial Officer

Melissa Huerta
Accounting Manager

Kemya Dean
Budget Analyst

MONTHLY INVESTMENT REPORT AS OF JULY 31, 2026

Financial Services Division

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

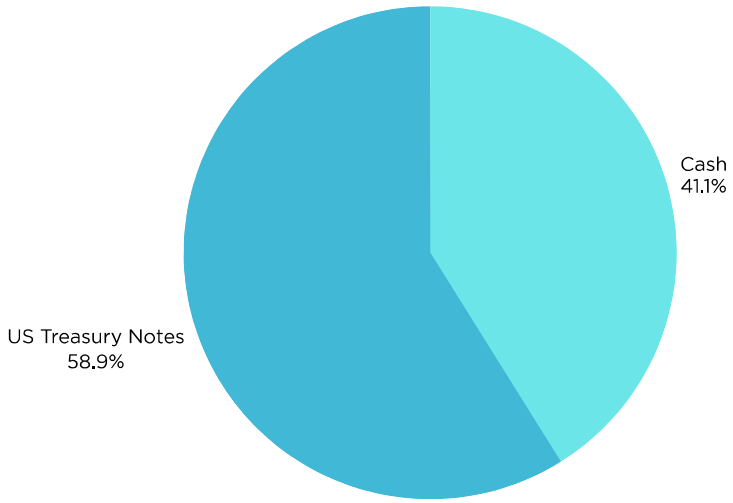
For the Month of July 2026

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
12/15/2025	991,000.00	999,090.59	993,593.64	(735.51)	992,858.13	5,567.61	U.S. T-Notes, 4.375%	12/15/2026
03/16/2026	298,000.00	299,745.59	298,558.75	(87.31)	298,471.44	4,783.79	U.S. T-Notes, 4.25%	03/15/2027
06/15/2026	2,979,000.00	2,999,131.52	2,993,545.89	(1,920.05)	2,991,625.84	17,692.90	U.S. T-Notes, 4.625%	06/15/2027
Totals	$ 4,268,000.00	$ 4,297,967.70	$ 4,285,698.28	$ (2,742.87)	$ 4,282,955.41	$ 28,044.30		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Available Balance 07/01/2026	$ 2,989,272.44		**2,989,272.44**
Current Month Receipts		$ 1,129,107.29	**1,129,107.29**
Current Month Disbursements		$ (1,833,884.45)	**(1,833,884.45)**

Total Cash	$ 2,284,495.28
Investment Ending Market Value	4,282,955.41
Total Account Balance	6,567,450.69
Operating Reserves	(4,904,652.00)
Ending Balance Available for Operations 07/31/2026	$ 1,662,798.69



MONTHLY INVESTMENT REPORT AS OF JULY 31, 2026

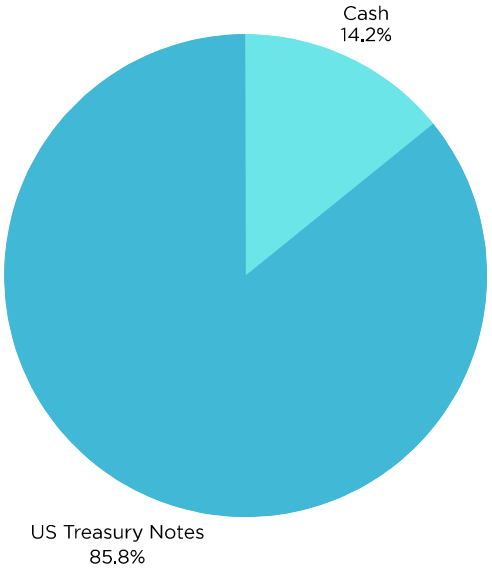
Financial Services Division

Real Estate Recovery Trust Account No. 3058 Investments Holdings Report

For the Month of July 2026

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
09/15/2025	1,372,000.00	1,384,272.97	1,374,786.88	(1,393.44)	1,373,393.44	23,968.06	U.S. T-Notes, 4.625	09/15/2026
12/15/2025	1,140,000.00	1,149,307.03	1,142,983.60	(846.10)	1,142,137.50	6,404.71	U.S. T-Notes, 4.375	12/15/2026
03/16/2026	675,000.00	678,953.94	676,265.63	(197.76)	676,067.87	10,835.77	U.S. T-Notes, 4.25	03/15/2027
06/15/2026	943,000.00	949,335.78	947,604.49	(607.79)	946,996.70	5,600.67	U.S. T-Notes, 4.625	06/15/2027
Totals	$ 4,130,000.00	$ 4,161,869.72	$ 4,141,640.60	$ (2,239.54)	$ 4,138,595.51	$ 46,809.21		

	Beginning Balance	Monthly Activity Current Month	Cumulative Totals
Beginning Cash Balance 07/01/2026:	710,385.92		**710,385.92**
Receipts:			
Licensees' Remittances to Recovery Fund		$ 20,542.95	
Interest Realized		2,250.53	
Repayments to Recovery Fund (Principal and Interest)		5,788.39	
Administrative Penalties		5,150.00	
Investments Matured		0.00	
Prior Month Correction		0.00	
Return to Trust		0.00	
Total Received	$	$ 33,731.87	$ 33,731.87
Disbursements:			
Investments Purchased		$ 0.00	
Accrued Interest Purchased		0.00	
Disbursement to Treasury (GR)		0.00	
Payments from Recovery Fund		60,551.43	
Administrative Costs		170.82	
Total Disbursed		$ 60,722.25	**(60,722.25)**
Ending Cash Balance			**683,395.54**
Investment Ending Market Value			**4,138,595.51**
Total Account Balance			**4,821,991.05**
Treasury Cash Balance			**0.00**
Reserved for Potential Payments Within 90 Days			**(573,500.00)**
Ending Account Balance 07/31/2026			$ **4,248,491.05**



MONTHLY INVESTMENT REPORT AS OF JULY 31, 2026

Financial Services Division

Real Estate Inspection Recovery Fund No. 0889 (3059)

For the Month of July 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	431,125.39	(319.14)	430,806.25	2,415.81	U.S. T-Notes 4.375%	12/15/2026
Totals	$ 430,000.00	$ 433,510.55	$ 431,125.39	$ (319.14)	$ 430,806.25	$ 2,415.81		

Monthly Activity

	Beginning Balance	Current Month	Cumulative Totals
Beginning Cash Balance 07/01/2026	$ 75,464.28	$	$ 75,464.28
Receipts:			
Licensees' Remittances to Recovery Fund		$ 0.00	
Interest Realized (includes accruals)		232.94	
Treasury Note Semi-Annual Interest		0.00	
Repayments		0.00	
Administrative Penalties		0.00	
Investments Matured		0.00	
Total Received in Current Month			**$ 232.94**
Disbursements:			
Investments Purchased		$ 0.00	
Payments from Recovery Fund		0.00	
Administrative Costs		26.68	
Total Disbursed in Current Month			**$ (26.68)**
Ending Cash Balance			**$ 75,670.54**
Investment Ending Market Value			**$430,806.25**
Total Account Balance			**$506,476.79**
Treasury Cash Balance			**$0.00**
Reserved for Potential Payment within 90 Days			**$0.00**

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**