Financial Statements - Statutory Basis and Supplemental Schedules

Citizens Property Insurance Corporation

December 31, 2012 and 2011

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Table of Contents
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JOHNSON LAMBERT LLP

Independent Auditors' Report

The Board of Governors and Management
Citizens Property Insurance Corporation

We have audited the accompanying statutory financial statements of Citizens Property Insurance Corporation ("Citizens") which comprise the statutory statements of admitted assets, liabilities and accumulated surplus as of December 31, 2012 and 2011, and the related statutory statements of income, statements of changes in accumulated surplus, and cash flows for the years then ended and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the accounting practices prescribed or permitted by the Florida Office of Insurance Regulation ("FOIR"); this includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these statutory basis financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls over financial reporting. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles

As described more fully in Note 2 to the financial statement, Citizens prepared these financial statements using accounting practices prescribed or permitted by the FOIR, which is a basis of accounting other than accounting principles generally accepted in the United States of America ("GAAP"). The effects on the financial statements of the variances between such practices and accounting principles generally accepted in the United States of America although not reasonably determinable, are presumed to be material.

Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matter discussed in the "Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles" paragraph, the financial statements referred to above do not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of Citizens as of December 31, 2012 and 2011, or changes in financial position or cash flows thereof for the years then ended.

Opinion on Regulatory Basis of Accounting

In our opinion, the financial statements referred to above present fairly, in all material respects, the admitted assets, liabilities, and accumulated surplus of Citizens as of December 31, 2012 and 2011, and the results of its operations and its cash flows for the years then ended, on the basis of accounting described in Note 2.

Other Matter

Our audits were conducted for the purpose of forming an opinion on the financial statements taken as a whole. The accompanying Summary Investment Schedule and Supplemental Investment Risks Interrogatories as of December 31, 2012, are presented for purposes of additional analysis and are not a required part of the financial statements but are supplementary information required by the FOIR. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the statutory basis financial statements. The information has been subjected to the auditing procedures applied in the audits of the statutory basis financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the statutory basis financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such schedules are fairly stated in all material respects in relation to the statutory basis financial statements as a whole.

Johnson Lambert LLP

Jacksonville, Florida
May 30, 2013

Citizens Property Insurance Corporation
Statements of Admitted Assets, Liabilities and Accumulated Surplus - Statutory Basis

	December 31 2012	December 31 2011
	(In Thousands)	
Admitted assets		
Bonds	$ 13,210,556	$ 10,707,738
Cash and short-term investments	1,586,632	1,962,859
Total cash and invested assets	14,797,188	12,670,597
Investment income due and accrued	88,286	72,831
Premiums receivable	178,231	181,018
Reinsurance recoverable on paid losses and LAE	(4,349)	3,130
Other receivables under reinsurance contracts	18,407	874
Assessment receivable	354,287	481,302
Other admitted assets	11,169	4,483
Total admitted assets	$ 15,443,219	$ 13,414,235
Liabilities and accumulated surplus		
Liabilities:		
Loss reserves	$ 1,140,377	$ 1,093,917
Loss adjustment expense reserves	278,678	252,653
Unearned premiums	1,272,645	1,411,231
Unearned assessment income	85,051	116,713
Taxes and fees payable	5,989	6,477
Provision for reinsurance	2,047	2,664
Bonds payable	5,910,316	4,643,316
Interest payable	31,772	27,479
Advance premiums and suspended cash	85,824	99,291
Other liabilities	335,363	172,353
Total liabilities	9,148,062	7,826,094
Accumulated surplus:		
Restricted	11,112	11,726
Unrestricted	6,284,045	5,576,415
Total accumulated surplus	6,295,157	5,588,141
Total liabilities and accumulated surplus	$ 15,443,219	$ 13,414,235

See accompanying notes to statutory basis financial statements.

Citizens Property Insurance Corporation
Statements of Income – Statutory Basis

	Years Ended December 31 2012	2011
	(In Thousands)	
Premiums earned	$ 2,248,095	$ 2,251,731
Losses incurred	815,507	1,107,600
Loss adjustment expenses incurred	258,109	247,236
Other underwriting expenses incurred	562,566	448,344
Underwriting income	611,913	448,551
Net investment income	129,885	94,593
Total realized gain on sales	61,293	38,863
Interest expense	(197,691)	(172,922)
Net investment expense	(6,513)	(39,466)
Line of credit fees and note issuance costs	(8,333)	(6,008)
Takeout bonus income	43	4,254
Assessment income	59,421	35,321
Other income	8,285	6,049
Net income	$ 664,816	$ 448,701

See accompanying notes to statutory basis financial statements.

Citizens Property Insurance Corporation
Statements of Changes in Accumulated Surplus – Statutory Basis

	(In Thousands)
Balance at January 1, 2011	$ 5,101,534
Net income	448,701
Change in nonadmitted assets	35,024
Change in provision for reinsurance	3,000
Other	(118)
Change in accumulated surplus	486,607
Balance at December 31, 2011	5,588,141
Net income	664,816
Change in nonadmitted assets	41,919
Change in provision for reinsurance	618
Other	(337)
Change in accumulated surplus	707,016
Balance at December 31, 2012	$ 6,295,157

See accompanying notes to statutory basis financial statements.

Citizens Property Insurance Corporation
Statements of Cash Flows – Statutory Basis

	Years Ended December 31	
	2012	2011
	(In Thousands)	
Operating activities		
Premiums collected, net of reinsurance	$ 2,231,224	$ 2,495,430
Loss and loss adjustment expenses paid	(1,001,131)	(864,531)
Underwriting expenses paid	(557,214)	(430,510)
Net investment income paid (received)	131,112	(9,728)
Other income received	50,404	51,461
Net cash provided by operating activities	854,395	1,242,122
Investing activities		
Proceeds from investments sold, matured or repaid	9,016,897	9,344,715
Investments acquired	(11,558,037)	(12,563,671)
Net cash used in investing activities	(2,541,140)	(3,218,956)
Financing and miscellaneous activities		
Borrowed funds received	1,182,515	49,005
Other cash received	128,003	187,396
Net cash provided by financing and miscellaneous activities	1,310,518	236,401
Net decrease in cash and short-term investments	(376,227)	(1,740,433)
Cash and short-term investments:		
Beginning of year	1,962,859	3,703,292
End of year	$ 1,586,632	$ 1,962,859

See accompanying notes to statutory basis financial statements.

NOTE 1 - GENERAL

Citizens Property Insurance Corporation (Citizens or the Corporation) was established on August 1, 2002, pursuant to Section 627.351(6), Florida Statutes (the Act), to provide certain residential and non-residential property insurance coverage to qualified risks in the State of Florida under circumstances specified in the Act. The original intent of the legislation was that property insurance be provided through Citizens to applicants who are in good faith entitled to procure insurance through the voluntary market but are unable to do so. Citizens results from a combination of the Florida Residential Property and Casualty Joint Underwriting Association (the FRPCJUA) and the Florida Windstorm Underwriting Association (the FWUA). The FRPCJUA was renamed Citizens and the FWUA’s rights, obligations, assets, liabilities and all insurance policies were transferred to Citizens. Unlike private insurers offering coverage through the admitted market, Citizens is not required to obtain or to hold a certificate of authority issued by the Florida Office of Insurance Regulation (the Office). For purposes of its tax-exempt status, Citizens is considered a political subdivision and an integral part of the State of Florida. As such, Citizens’ operations may be affected by the legislative process. In 2007, the Act was amended to recognize Citizens’ status as a governmental entity and to add affordability as an element of Citizens’ statutory mission.

Citizens operates pursuant to a Plan of Operation (the Plan) approved by the Financial Services Commission (the Commission) of the State of Florida. The Commission is composed of the Governor, the Chief Financial Officer, the Attorney General and the Commissioner of Agriculture of the State.

Citizens is supervised by a Board of Governors (the Board) which consists of eight individuals who reside in the State of Florida. The Governor, the Chief Financial Officer, the President of the Senate and the Speaker of the House of Representatives each appoint two members of the Board. At least one of the two members appointed by each appointing officer must have a demonstrated expertise in the insurance industry. The Chief Financial Officer designates one of the appointees as the Board’s chair. All Board members serve at the pleasure of their appointing officers.

Citizens’ president (executive director) and senior managers are engaged by and serve at the pleasure of the Board. The president is subject to confirmation by the Florida Senate.

Pursuant to the Act, all revenues, expenses, assets and liabilities of Citizens shall remain divided into three separate accounts: the Personal Lines Account, the Commercial Lines Account and the Coastal Account. A brief history of each account follows:

NOTE 1 - GENERAL (CONTINUED)

Personal Lines Account History - The Florida Residential Property and Casualty Joint Underwriting Association (FRPCJUA) began operations on January 21, 1993, after Hurricane Andrew, pursuant to Section 627.351(6), Florida Statutes, to provide certain residential property insurance coverage to qualified risks in the State of Florida for applicants who were in good faith entitled to procure insurance through the private market but were unable to do so. Residential property coverage consists of the types of coverage provided to homeowners, mobile homeowners, tenants, condominium unit owners, and similar policies. The policies provide coverage for all perils covered under a standard residential policy, subject to certain underwriting requirements. Such policies may exclude windstorm coverage on property within eligible areas. This portion of the FRPCJUA's activities became the Personal Lines Account under Citizens.

Commercial Lines Account History **–** The Florida Property and Casualty Joint Underwriting Association (FPCJUA) was activated in early 1994 to provide commercial residential coverage (i.e., coverage for condominium associations, apartment buildings and homeowner associations) to organizations unable to obtain such coverage from a private insurer. During 1995, legislation was enacted to transfer all obligations, rights, assets, and liabilities related to commercial residential coverage from the FPCJUA to the FRPCJUA. The legislation required that the premiums, losses, assets and liabilities be accounted for separately from the FRPCJUA's personal residential business. This portion of the FRPCJUA's activities became the Commercial Lines Account under Citizens. In 2006, the FPCJUA was re-activated to provide commercial non-residential wind-only coverage. In 2007, legislation was enacted which resulted in the transfer and assumption of the FPCJUA's commercial non-residential policies by Citizens. These policies were added to the Commercial Lines Account.

Coastal Account History **–** The Florida Windstorm Underwriting Association, which was a residual market mechanism for windstorm and hail coverage in select areas of the State, was created by an act of the Florida Legislature in 1970 pursuant to Section 627.351(2), Florida Statutes. FWUA was a Florida unincorporated association, the members of which were all property insurance companies holding a certificate of authority to provide property insurance coverage in the State. FWUA provided policies of windstorm insurance for property owners within the eligible areas who were unable to obtain such coverage from private insurers. Insured properties include personal residential, commercial residential and commercial non-residential properties. This portion of the FWUA's activities became the High-Risk Account under Citizens. In 2007, Citizens received authority to issue multi-peril policies in the High-Risk Account. Pursuant to legislative changes during 2011, the High-Risk Account was renamed the Coastal Account.

Legislation enacted during a special session in 2007 significantly changed the standards Citizens uses to set rates. Historically, Citizens' rates were required to be actuarially sound and not competitive with approved rates charged by authorized insurers. The standard that Citizens develop rates that are not competitive with approved rates charged by authorized insurers was removed, and the requirement for actuarially sound rates remains.

NOTE 1 - GENERAL (CONTINUED)

Also, the 2007 Special Legislation rescinded the rates for Citizens premiums which took effect January 1, 2007, except for rates which were lowered. Such legislation required Citizens, as of January 1, 2007, to use the lower rates that were in effect on December 31, 2006 and to provide refunds to policyholders who had paid higher rates as a result of that rate filing. This requirement produced a reduction to the homeowner multiperil rates and residential fire/dwelling rates of 11.0% and 17.4%, respectively, and decreased residential wind-only rates for the Costal Account 18.2%. Also per the Special Legislation, the rates in effect on December 31, 2006 remained in effect through December 31, 2009.

During the 2009 legislative session, Citizens' statute was amended to require that beginning on July 15, 2009 and each year thereafter, the Corporation must make a recommended actuarially sound rate filing for each personal and commercial line of business it writes, to be effective no earlier than January 1, 2010. In addition, the new law requires that Citizens implement such rate increases so that the rate increase per policyholder does not exceed 10 percent, excluding coverage changes and surcharges.

During the 2011 legislative session, Citizens statute was amended to allow Citizens to charge an actuarially sound rate for sinkhole coverage, outside of the 10 percent per policy cap. Additionally, a number of changes were made in the law with respect to coverage provided for sinkhole including statutory definitions of sinkhole loss, sinkhole activity and structural damage. Finally the legislation provided for a claims filing deadline on sinkhole of 2 years and a claims filing deadline of 3 years for a windstorm or hurricane claim.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation

Citizens prepares its statutory financial statements in conformity with Florida statutes and accounting rules prescribed by the Office for insurance companies domiciled in the State of Florida. The statutory basis financial statements are prepared in accordance with National Association of Insurance Commissioners' (the NAIC) Accounting Practices and Procedures Manual, subject to any deviations prescribed or permitted by the Office.

Statutory accounting principles (SAP) is a comprehensive basis of accounting other than generally accepted accounting principles in the United States of America (GAAP). The significant SAP which differ from GAAP are as follows:

a. Acquisition costs incurred in connection with successfully acquiring new business, such as commissions, certain servicing company fees, and other costs of acquiring, renewing and servicing the business are charged to operations as incurred rather than deferred and amortized over the policy term.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (continued)

b. Certain assets are defined under SAP as "nonadmitted." These include furniture and equipment, leasehold improvements, certain prepaid assets, certain computer software, investments as over prescribed limits and receivables in the course of collection with balances more than 90 days past due. The net change in such nonadmitted assets during the year is charged or credited directly to accumulated surplus. GAAP, on the other hand, includes these as assets and requires an allowance for doubtful accounts to reserve for uncollectable receivables.

c. Investments in debt securities are generally valued at cost and are amortized under the valuation standards of the NAIC. According to GAAP, investments in debt securities are generally reported at fair value.

d. Certain expenses associated with multiple periods, such as line of credit fees, note issuance costs and takeout bonus expenses, are charged to operations as incurred, rather than deferred and amortized over the periods to which the expenses relate as required under GAAP.

e. Reserves for losses and loss adjustment expenses and unearned premiums ceded to reinsurers are reported as reductions of the related reserves rather than as assets as required under GAAP.

f. Ceding commissions are reported as income when received rather than deferred and amortized with deferred policy acquisition costs, as required under GAAP.

g. Cash and short-term investments in the statement of cash flows represent cash balances and investments with initial maturities of one year or less. Under GAAP, the corresponding caption of cash and cash equivalents includes cash balances and investments with initial maturities of three months or less. Also under GAAP, short-term investments are disclosed separately from cash and include investments with remaining maturities of one year or less.

Bonds

Bonds, which consist solely of debt securities, are recorded at admitted asset values, as prescribed by the NAIC's valuation procedures and are rated in accordance with current NAIC guidelines. This means that bonds designated highest quality and high quality are reported at amortized cost; with all other bonds reported at lower of amortized cost or fair value. Debt securities not backed by other loans are stated at amortized cost using the interest method. Loan backed debt securities and structured securities are stated at amortized cost using the interest method and adjusted retrospectively.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and Short-term Investments

Cash consists of highly liquid investments with original maturities of three months or less. Short-term investments are investments with original maturities of one year or less (excluding those investments classified as cash) and are generally recorded at admitted asset values, as prescribed by the NAIC's valuation procedures. Cash and short-term investments include amounts on deposit in excess of Federal Depository Insurance Corporation limits. Management does not consider this to represent a significant credit risk to Citizens.

Short-term investments consist of amounts invested in the Florida State Board of Administration's Florida Prime ("SBA Florida Prime"), formerly known as the Florida State Board of Administration's Local Government Investment Pool (LGIP), various money market funds, commercial paper, short-term municipal securities, short-term corporate bonds and U.S. government agency short-term notes.

Net Investment Income (Expense)

Net investment income (expense) includes realized gains and losses on sales of investments that are recognized on the specific identification basis and losses for other-than-temporary write-downs on the fair value of certain investments. Net investment income also includes bond interest, bond expenses and investment expenses.

Electronic Data Processing Equipment

Depreciation of electronic data processing (EDP) equipment is computed using the straight-line method over the equipment's estimated useful life of three years. Depreciation expense for EDP equipment amounted to $2.2 million and $1.6 million for the years ended December 31, 2012 and 2011. The cost and accumulated depreciation for EDP equipment was $35.0 million and $25.2 million at December 31, 2012 and $25.0 million and $23.2 million at December 31, 2011, respectively. Net electronic data processing equipment is included in other admitted assets on the Statements of Admitted Assets, Liabilities and Accumulated Surplus – Statutory Basis.

Loss Reserves and Loss Adjustment Expense Reserves

Liabilities for loss reserves and loss adjustment expense reserves are estimated based on claims adjusters' evaluations and on actuarial evaluations, using Citizens' loss experience and industry statistics. While the ultimate amount of losses and loss adjustment expenses incurred is dependent on future development, in management's opinion, the estimated reserves are adequate to cover the expected future payment of losses. However, the ultimate settlement of losses may vary significantly from the reserves provided. Adjustments, if any, to estimates recorded resulting from subsequent actuarial evaluations or ultimate payments will be reflected in operations in the period in which such adjustments are known or estimable. Citizens does not discount liabilities for loss reserves and loss adjustment expense reserves.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Premiums

Premiums written are recorded on the effective date of the policy and earned using the daily pro rata basis over the policy period. The portion of premiums not earned at the end of the period are recorded as unearned premiums.

Premiums receivable includes amounts due from policyholders for billed premiums. Billings are calculated using estimated annual premiums for each policy and are paid either through an installment plan offered by Citizens or in their entirety at the inception of the policy.

Guaranty Fund and Other Assessments

Citizens is subject to assessments by the Florida Insurance Guaranty Association (FIGA). For the property lines of insurance, FIGA collects assessments from solvent insurance companies operating in Florida to cover the costs resulting from insolvency or rehabilitation of other insurance companies. Assessments are charged to expense and a liability is accrued when Citizens is notified that an assessment will be levied. After paying the FIGA assessment, Citizens recoups the assessment from its own insureds. Citizens records a receivable and recognizes revenue for the amount of policy surcharges that are expected to be received to recoup any assessment levied by FIGA.

Assessments are also levied by the FHCF and are payable by Citizens' insureds. Citizens collects the FHCF assessments from its insureds and remits them to the FHCF.

Citizens is also required to assess insurers and insureds in Florida for deficits incurred by Citizens. Assessments made pursuant to the Act and the Plan are recognized as revenue and recorded as receivable in the period approved by the Board of Governors and the Office and levied by Citizens (See Note 14). Assessment receivables are considered to be fully collectible.

Reinsurance

Premiums ceded under reinsurance agreements are recorded as a reduction of earned premiums. Reinsurance recoverables on unpaid losses are recorded as a reduction of losses incurred and loss adjustment expenses incurred. Reinsurance recoverables on paid losses are recorded as receivables. All catastrophe reinsurance payments are recorded as premiums ceded and are amortized over the life of the hurricane season for which the payments apply. Premiums ceded include both FHCF and private catastrophe reinsurance purchases and depopulation premiums.

Takeout Bonuses

Takeout bonuses are expensed when paid into escrow. Recoveries are recorded as a contra expense once it is determined that the assumed policy is no longer bonus eligible (See Note 10).

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

The preparation of the financial statements in accordance with SAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Financial Instruments

The carrying value of cash and cash equivalents, premiums receivable, other admitted assets and other liabilities approximates fair value given their short-term nature.

Market Risk

Citizens underwrites residential and commercial property insurance policies in the State of Florida. Therefore, adverse economic changes or certain changes in the insurance laws of the State of Florida could have a significant impact on Citizens' future financial position and results of operations. Approximately 53% of Citizens' insurance coverage exposure lies in the Southeast Florida counties of Miami-Dade, Broward, Monroe and Palm Beach at December 31, 2012. Approximately 14% of Citizens' insurance coverage lies in Pinellas and Hillsborough counties at December 31, 2012. Severe storm activity in any of these counties, or throughout the State of Florida, could have a significant impact on Citizens' future financial position and results of operations. Unlike private insurers that are subject to liquidation in the event of insolvency, Citizens is able (and statutorily required) to levy surcharges and assessments in the event of a deficit in any or all of its accounts. See Note 14 for further information.

Subsequent Events

Citizens has evaluated subsequent events for disclosure and recognition through May 30, 2013, the date on which these financial statements were available to be issued. Effective December 2012, Citizens entered into an agreement with an admitted Florida-domiciled insurance company ("the insurer") for the removal of approximately 31,000 wind-only policies. The removal of these policies by the insurer did not occur until the first and second quarters of 2013. Citizens executed a 100% quota share reinsurance agreement with the insurer effective December 2012 for coverage of all perils originally covered by Citizens on the underlying policies during the intervening period. Coverage provided by the insurer transitions from the quota share agreement to the assumption agreement as the removal of the policies occurs.

NOTE 3 - INVESTMENTS

Investment Policy and Impairment

Citizens' invested assets are governed by four investment policies, two for taxable operating funds and two for tax-exempt bond proceeds:

- Liquidity Fund (Taxable): generally this policy will govern the investment of funds and surplus that, in addition to internally managed cash, will be the first moneys used to pay claims after an event, and that can be used to pay operating expenses on an ongoing basis.

- Liquidity Fund (Tax-Exempt): generally this policy will govern the investment of tax-exempt pre-event bond proceeds and other moneys required to be invested in tax-exempt instruments. Citizens will use these monies to pay claims after an event or to pay principal and / or interest payments on as needed basis.

- Claims-Paying Fund (Taxable): generally this policy will govern the investment of funds that will be used to pay post-event claims after Citizens has expended all moneys in the Liquidity Fund. Only moneys eligible for investment in taxable instruments will be deposited in this fund.

- Claims-Paying Fund (Tax-exempt): generally this policy will govern the investment of tax-exempt pre-event bond proceeds and other moneys required to be invested in tax-exempt instruments. Citizens will use these moneys to pay claims after an event, typically after it has spent all funds in the Liquidity Fund.

The Liquidity Fund taxable policy requires a minimum of half of all securities in its portfolio to be U.S. Government or U.S. Government Agency fixed income securities while the remaining half may be corporate fixed income securities rated A3/A-/A- or better by Moody's, S&P or Fitch, respectively, at the time of purchase. The Claims Paying Fund taxable policy requires a minimum of 40% of all securities in its portfolio to be U.S. Government or U.S. Government Agency fixed income securities while the remaining 60% may be corporate fixed income securities rated A3/A-/A- or better by Moody's, S&P and/or Fitch at the time of purchase. The Liquidity Fund and Claims Paying Fund tax-exempt policies require all securities be invested in tax exempt fixed income securities not subject to the federal alternative minimum tax rated A3/A- equivalent or better by Moody's and S&P at the time of purchase. The investment policies provide that a significant portion of Citizens' assets should be in relatively short duration instruments and the majority of Citizens' assets should have a weighted duration consistent with the objectives of maximizing return without exposure to interest rate risk. Citizens may invest in fixed or variable rate instruments that have minimum ratings as specified in the investment policy by one of the Rating Agencies. Investments in the Liquidity Fund portfolios (taxable and tax-exempt) may have a maximum maturity of 39 months and the weighted average maturity cannot exceed 365 days. Investments in the Claims Paying Fund portfolios (taxable and tax-exempt) may have a maximum maturity of 61 months and the weighted average maturity cannot exceed 3 years. In accordance with Citizens' applicable taxable and tax-exempt investment

NOTE 3 - INVESTMENTS

Investment Policy and Impairment (Continued)

policies the majority of Citizens' bond proceeds and operating cash are managed by independent investment management firms engaged by Citizens and in part by Citizens' staff. Permitted investments generally must be rated in one of the two or three highest rating categories of each of the Rating Agencies (Moody's and S&P), depending on the type of investment.

Citizens did not recognize any other-than-temporary impairments for the years ended December 31, 2012 or 2011. However, of the $293.7 million other-than-temporary impairment recorded in 2007 and 2008, $125.1 million has been recovered as of December 31, 2012. In addition, Citizens nonadmitted $89.2 million and $134.3 million of invested assets at December 31, 2012 and 2011, respectively, that were rated as 5 or 6 by the SVO, pursuant to Florida statutes.

The investment policy requires any repurchase agreement be collateralized at least 102% with U.S. Government or Agency securities, excluding mortgage-backed securities. Repurchase Agreements shall not represent more than 15% of the portfolio's amortized cost and must have a maximum maturity of 30 days or less. Reverse repurchase agreements and securities lending are not permitted investments. Citizens had no investments in agency repurchase agreements as of December 31, 2012 and 2011.

Short-term Investments

Citizens' short-term investments include shares held in the SBA Florida Prime. The entire $24.5 million invested in the SBA Florida Prime at December 31, 2012 is invested in Fund B, which has been frozen from investor withdrawals due to that portfolio's investment in distressed illiquid assets. During 2012 and 2011, Citizens received principal recoveries of $2.9 million and $2.9 million, respectively.

As principal and interest payments are received, Citizens' allocable portion is eligible for withdrawal and such withdrawals have been consistently made. Citizens withdrew $8.8 million and $8.5 million, during 2012 and 2011, respectively. Full realization of the principal value of Pool B assets is not readily determinable.

NOTE 3 – INVESTMENTS

Bonds

The amortized cost, gross unrealized gains and losses and fair value of bonds at December 31, 2012 were as follows *(in thousands)*:

	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses	Fair Value
Bonds:				
U.S. Treasury and U.S. Government securities	$ 1,061,890	$ 3,538	$ (131)	$ 1,065,297
All other Government	25,510	95	(12)	25,593
States, territories & possessions	1,157,256	13,727	(294)	1,170,689
Political subdivisions	1,185,111	12,229	(1,040)	1,196,300
Special revenue	6,032,518	41,899	(3,002)	6,071,415
Industrial & miscellaneous	3,642,703	68,354	(417)	3,710,640
Loan-backed and structured securities:				
Mortgage-backed securities	104,768	1,700	(35)	106,433
Other loan-backed securities	800	-	(10)	790
Total	$ 13,210,556	$ 141,542	$ (4,941)	$ 13,347,157

NOTE 3 – INVESTMENTS (CONTINUED)

Bonds (Continued)

The amortized cost, gross unrealized gains and losses and aggregate fair value of bonds at December 31, 2011 were as follows *(in thousands)*:

	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses	Fair Value
Bonds:				
U.S. Treasury and U.S. Government securities	$ 3,539,750	$ 17,050	$ (557)	$ 3,556,243
All other Government	42,327	674	(19)	42,982
States, territories & possessions	992,818	14,519	(292)	1,007,045
Political subdivisions	996,829	12,945	(1,068)	1,008,706
Special revenue	1,961,686	19,434	(1,107)	1,980,013
Industrial & miscellaneous	3,173,279	39,254	(14,939)	3,197,594
Loan-backed and structured securities:				
Mortgage-backed securities	-	-	-	-
Other loan-backed securities	1,049	-	(28)	1,021
Total	$ 10,707,738	$ 103,876	$ (18,010)	$ 10,793,604

Citizens held certain bonds in an unrealized loss position at December 31, 2012 and 2011, as summarized in the table below. After an evaluation of each security, management concluded that these securities have not suffered an other-than-temporary impairment in value. Each fixed maturity security has paid all scheduled contractual payments. Management believes that each issuer has the capacity to meet the remaining contractual obligations of the security and Citizens has the capacity and intent to hold the security until the scheduled maturity date unless liquidation of securities is warranted to pay catastrophic claims.

NOTE 3 – INVESTMENTS (CONTINUED)

Bonds (Continued)

The unrealized loss position of bonds at December 31, 2012 were as follows *(in thousands)*:

	Less than 12 months		More than 12 months		Total	
	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss
Bonds:						
U.S. Treasury & Agency	$ 115,229	$ (131)	$ -	$ -	$ 115,229	$ (131)
All Other Government	17,541	(12)	-	-	17,541	(12)
States, territories and possessions	110,571	(263)	15,401	(31)	125,972	(294)
Political subdivisions	252,116	(903)	5,187	(137)	257,303	(1,040)
Special revenue	766,067	(2,157)	43,699	(845)	809,766	(3,002)
Industrial & miscellaneous	132,357	(334)	49,356	(83)	181,713	(417)
Loan-backed and Structured securities:						
Mortgage-backed securities	21,606	(35)	-	-	21,606	(35)
Other loan-backed securities	-	-	790	(10)	790	(10)
Total	$ 1,415,487	$ (3,835)	$ 114,433	$ (1,106)	$ 1,529,920	$ (4,941)

NOTE 3 – INVESTMENTS (CONTINUED)

Bonds (continued)

The unrealized loss position of bonds at December 31, 2011 were as follows *(in thousands)*:

	Less than 12 months		More than 12 months		Total	
	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss
Bonds:						
U.S. Treasury & Agency	$ 540,289	$ (557)	$ -	$ -	$ 540,289	$ (557)
All Other Government	9,969	(19)	-	-	9,969	(19)
States, territories and possessions	44,285	(292)	-	-	44,285	(292)
Political subdivisions	99,192	(1,068)	-	-	99,192	(1,068)
Special revenue	278,622	(946)	11,212	(161)	289,834	(1,107)
Industrial & miscellaneous	661,517	(14,797)	19,200	(143)	680,718	(14,940)
Loan-backed and Structured securities:						
Mortgage-backed securities	-	-	-	-	-	-
Other loan-backed securities	-	-	1,021	(28)	1,021	(28)
Total	$ 1,633,875	$ (17,678)	$ 31,433	$ (333)	$ 1,665,308	$ (18,010)

There were 379 and 283 investment holdings in an unrealized loss position at December 31, 2012 and 2011, respectively.

Fair value was determined based on market prices published by the NAIC Securities Valuation Office. When prices are not available from the SVO, fair value is based on the market prices provided by the custodian, which are generally based on quoted market prices. Fair value for investments that are not currently trading is based on the fair value of the underlying collateral as determined by third party advisors. In reaching the conclusion that certain bonds in an unrealized loss position were not other than temporarily impaired, Citizens considered whether the bond was currently trading and whether currently available information gave any indication that Citizens would be unable to collect all amounts due according to the contractual terms of the debt security in effect at the date of acquisition.

NOTE 3 – INVESTMENTS (CONTINUED)

Bonds (continued)

Citizens assigns and grants to the collateral trustee a lien on and security interest in the Coastal Account bonds invested with Coastal Account premiums and bond proceeds for the benefit of the holders of the senior secured obligations, ratably, as provided in the pledge and security agreement dated August 6, 1997.

Proceeds from maturities and sales of bonds during 2012 were $8.9 billion with gross realized gains of $40.8 million and gross realized losses of $3.5 million and during 2011 were $9.3 billion with gross realized gains of $20.1 million and gross realized losses of $3.1 million.

The amortized cost and fair value of securities at December 31, 2012, by contractual maturity, are shown below *(in thousands)*. Actual maturities may differ from contractual maturities because borrowers may have the right to call or repay obligations with or without call or prepayment penalties.

	Amortized Cost	Fair Value
Maturity:		
In 2013	$ 1,370,324	$ 1,373,388
In 2014-2017	11,203,282	11,329,575
In 2018-2022	63,713	63,856
After 2022	467,669	473,115
Mortgage-backed securities	104,768	106,433
Loan-backed securities	800	790
Total	$ 13,210,556	$ 13,347,157

Citizens' estimates of fair value for financial assets and financial liabilities are based on the framework established in the Fair Value Measurements and Disclosures accounting guidance. The framework is based on the inputs used in valuation and requires that observable inputs be used in the valuations when available. The disclosure of fair value estimates in the fair value accounting guidance includes a hierarchy based on whether significant valuation inputs are observable. In determining the level of the hierarchy in which the estimate is disclosed, the highest priority is given to unadjusted quoted prices in active markets and the lowest priority to unobservable inputs that reflect Citizens' significant market assumptions. The three levels of the hierarchy are as follows:

Level 1 – Quoted prices in active markets for identical securities.
Level 2 – Quoted prices in active markets for similar securities.
Level 3 – Inputs to the valuation methodology are unobservable for the asset or liability and are significant to the fair value measurement.

NOTE 3 – INVESTMENTS (CONTINUED)

Bonds (continued)

The following table presents Citizens' investment securities within the fair value hierarchy and the related inputs used to measure those securities at December 31, 2012 and 2011 *(in thousands)*:

December 31, 2012	Level 1	Level 2	Level 3	Total
Bonds:				
U.S. Treasury & Agency	$ 1,061,803	$ 3,494	$ -	$ 1,065,297
All Other Government	-	25,593	-	25,593
States, territories and possessions	-	1,170,689	-	1,170,689
Political subdivisions	-	1,196,300	-	1,196,300
Special revenue	-	6,071,415	-	6,071,415
Industrial & miscellaneous	-	3,710,640	-	3,710,640
Loan-backed and				-
structured securities:	-	-	-	-
Mortgage-backed securities	-	106,433	-	106,433
Other loan-backed securities	-	790	-	790
Total	$ 1,061,803	$ 12,285,354	$ -	$ 13,347,157

December 31, 2011	Level 1	Level 2	Level 3	Total
Bonds:				
U.S. Treasury & Agency	$ 737,270	$ 2,818,973	$ -	$ 3,556,243
All Other Government	2,730	40,252	-	42,982
States, territories and possessions	-	1,007,045	-	1,007,045
Political subdivisions	-	1,008,706	-	1,008,706
Special revenue	-	1,980,013	-	1,980,013
Industrial & miscellaneous	-	3,197,594	-	3,197,594
Loan-backed and				-
structured securities:				-
Mortgage-backed securities	-	-	-	-
Other loan-backed securities	-	1,021		1,021
Total	$ 740,000	$ 10,053,604	$ -	$ 10,793,604

NOTE 3 – INVESTMENTS (CONTINUED)

Bonds (continued)

Sources and uses of investment income and expense for the years ended December 31, were as follows *(in thousands)*:

	2012	2011
Income earned:		
U.S. Government bonds	$ 5,166	$ 19,221
Bonds exempt from U.S. Tax	54,181	35,315
Other bonds	71,949	39,062
Cash, cash equivalents and short-term investments	4,967	6,316
Total gross investment income earned	136,263	99,914
Capital gains:		
U.S. Government bonds	3,578	6,447
Bonds exempt from U.S. Tax	7,064	2,556
Other bonds	26,284	8,036
Cash, cash equivalents and short-term investments	24,367	21,824
Total realized gain on sales or maturity	61,293	38,863
Investment expense	(6,378)	(5,321)
Net investment income	$ 191,178	$ 133,456
Interest expense:		
2007A Bond Series	$ (25,889)	$ (30,031)
2008A Bond Series	-	(4,566)
2009A Bond Series	(51,832)	(54,615)
2010A Bond Series	(67,816)	(70,380)
2011A Bond Series	(30,723)	(14,485)
2012A Bond Series	(21,431)	-
Other prior year interest expense	-	1,155
Total interest expense	$ (197,691)	$ (172,922)

NOTE 4 - LIABILITY FOR LOSS RESERVES AND LOSS ADJUSTMENT EXPENSE RESERVES

Activity in the liability for loss reserves and loss adjustment expense reserves for the years ended December 31, was as follows *(in thousands)*:

	2012	2011
Loss and loss adjustment expense reserves, beginning of year	$ 1,346,570	$ 856,265
Incurred related to:		
Current year	1,049,646	1,236,012
Prior years	23,970	118,824
Total incurred	1,073,616	1,354,836
Paid related to:		
Current year	516,058	501,310
Prior years	485,073	363,221
Total paid	1,001,131	864,531
Loss and loss adjustment expense reserves, end of year	$ 1,419,055	$ 1,346,570

As a result of changes in estimates of insured events in prior years, primarily due to the estimation of costs relating to prior year litigated and sinkhole claims, the provision for loss and loss adjustment expenses increased by approximately $24.0 million and $118.8 million, net of reinsurance, in 2012 and 2011, respectively. Increases or decreases of this nature occur as a result of claim settlements during the current year, and as additional information is received regarding individual claims, causing changes from the original estimates of the cost of these claims. The increase in 2012 loss and LAE reserves is largely due to non-catastrophe claims. Sinkhole continues to dominate the vast majority of the non-catastrophe loss reserves. Additionally, an increase in the number of pending non-catastrophe claims contributed to the increase in reserves. The increase in pending claims is largely due to the peril of water.

For both catastrophic and non-catastrophic claims, the loss adjusting function is performed by Citizens through its employees and through contracted independent adjusting firms. Citizens compensates independent adjusting firms, depending upon the type or nature of the claims, either on per-day rate or on a graduated fee schedule based on the gross claim amount, consistent with industry standard methods of compensation. Such costs are included as loss adjustment expenses.

NOTE 5 - REINSURANCE AGREEMENTS

Citizens participates in the Florida Hurricane Catastrophe Fund. The FHCF will reimburse Citizens a specified percentage of losses incurred relating to a hurricane in Florida if a prescribed retention is reached subject to a maximum limit. Premiums ceded to the FHCF, net of refunds received, totaled $475.2 million and $453.1 million, during 2012 and 2011, respectively. The Coastal Account is treated for all FHCF purposes as if it were a separate participating insurer with its own exposures, reimbursement premium and loss reimbursement. Likewise, the Personal and Commercial Lines Accounts are viewed together for FHCF purposes, as if the two accounts were one and represent a single, separate participating insurer with its own exposures, reimbursement premium and loss reimbursement. The FHCF coverages and retention amounts by account are as follows *(in thousands)*:

	2012		2011	
	Coverage Amounts	Retention Amounts	Coverage Amounts	Retention Amounts
Personal and Commercial Lines accounts	$ 2,940,960	$ 1,226,892	$ 2,748,231	$ 1,153,515
Coastal account	3,619,189	1,509,832	3,794,029	1,592,468

Citizens purchased private reinsurance for the Coastal Account in 2012 and 2011. Private reinsurance will reimburse Citizens a specified percentage of losses incurred relating to hurricanes in Florida if a prescribed retention is reached. Reinsurance is on a per occurrence basis. Premiums ceded to private reinsurers, net of refunds received, totaled $334.0 million and $113.6 million during 2012 and 2011, respectively. The private reinsurance coverages and retention amount by account were as follows *(in thousands)*:

	2012		2011	
	Coverage Amounts	Retention Amounts	Coverage Amounts	Retention Amounts
Coastal account	$ 1,500,000	$ 6,350,000	$ 575,000	$ 6,302,000

The effect of reinsurance on premiums written and earned is as follows *(in thousands)*:

	2012		2011	
	Written	Earned	Written	Earned
Direct	$ 3,180,755	$ 3,129,666	$ 3,084,342	$ 2,853,665
Ceded	(1,071,246)	(881,571)	(611,207)	(601,934)
Net premiums	$ 2,109,509	$ 2,248,095	$ 2,473,135	$ 2,251,731

NOTE 5 - REINSURANCE AGREEMENTS (CONTINUED)

Premium ceded above also includes premium ceded to companies that assume policies pursuant to a depopulation program (See Note 10), as well as premium ceded to the 100% quota share insurer (See Note 2, Subsequent Events).

During 2011, Citizens entered into a commutation agreement with the FHCF regarding the Hurricane Wilma losses and LAE. Pursuant to the agreement, Citizens received payment of $41.3 million in exchange for assuming outstanding reserves equal to $56.2 million. The net effect of the agreement resulted in the recognition of $14.9 million in additional incurred losses and LAE.

In addition, Citizens is entitled to $0.25 million in private reinsurance reimbursements in the Coastal Account related to losses incurred and paid as a result of Hurricane Wilma in 2005. Citizens also has $4.6 million of reinsurance recoverables payable to private reinsurers in the Personal Lines Account related to losses incurred and paid as a result of all four hurricanes (Dennis, Katrina, Rita and Wilma) in 2005. This payable is due to an adjustment of the retention amount of the 2005 PLA treaty. FHCF recoveries of $1.03 billion and private reinsurance recoveries of $146.0 million were received as of December 31, 2012.

Amounts recoverable from reinsurers on unpaid losses and loss adjustment expenses are estimated based on the allocation of estimated unpaid losses and loss adjustment expenses among Citizens' coverage lines. Actual amounts recoverable will depend on the ultimate settlement of losses and loss adjustment expenses. Reinsurance contracts do not relieve Citizens from its obligation to policyholders. Citizens remains liable to its policyholders for the portion reinsured to the extent that any reinsurer does not meet the obligations assumed under their reinsurance agreements.

NOTE 6 - BONDS PAYABLE

Series 2007A Senior Secured Refunding Bonds - On February 26, 2007, Citizens issued $1.06 billion of tax exempt post event High-Risk Account Senior Secured Refunding Bonds, Series 2007A at a premium of $60.1 million for the purpose of financing the current refunding and redemption of the outstanding 7.125% Series 1999A Senior Secured Insured Notes due 2019 previously issued by the FWUA. In order to refund these notes, Citizens paid a make whole call premium at the time of refunding, amounting to $181.1 million that was calculated on the current yield of a 12 year treasury note plus 30 basis points. The 2007A bonds bear interest ranging from 3.75% to 5.00% per annum, payable semi-annually on March 1st and September 1st. The bonds are secured by pledged revenues which consist of monies and investments held in accounts established under the trust indenture, proceeds from any regular assessment and/or reimbursements received from the FHCF. The bond maturity dates range from March 1, 2008 to March 1, 2017. The principal reduction on these notes was $106.1 million and $100.9 million during 2012 and 2011, respectively. Outstanding maturities, including unamortized premiums and discounts were $629.8 million and $741.7 million, respectively, as of December 31, 2012 and 2011.

NOTE 6 - BONDS PAYABLE (CONTINUED)

Series 2008 Senior Secured Bonds – On June 30, 2008, Citizens issued $250 million of High-Risk Account tax-exempt senior secured bonds, Series 2008A-1 and $1.5 billion of High-Risk Account tax-exempt senior secured bonds, Series 2008A-2 (short-term notes) for the purpose of funding losses in the event of a future catastrophe. The bonds bear interest ranging from 4.50% to 5.00% per annum, payable semi-annually on June 1st and December 1st. The bonds are secured by pledged revenues which consist of monies and investments held in accounts established under the trust indenture, proceeds from any regular assessment and/or reimbursements received from the FHCF. The bond maturity dates range from June 1, 2009 to June 1, 2011. The principal reduction on these notes was $0 and $250 million during 2012 and 2011, respectively. Outstanding maturities, including unamortized premiums were $0 and $0, respectively, as of December 31, 2012 and 2011.

Series 2009 Senior Secured Bonds – On May 7, 2009, Citizens issued $1.02 billion of High-Risk Account tax-exempt senior secured bonds, Series 2009A-1 and $625 million of High-Risk Account tax-exempt senior secured bonds, Series 2009A-2 (short-term notes) for the purpose of funding losses in the event of a future catastrophe. The Series 2009A-1 bonds bear interest ranging from 4.00% to 6.00% per annum, payable semi-annually on June 1st and December 1st. The Series 2009A-2 bonds bear interest of 4.50% per annum, payable on May 1, 2010 and on June 1, 2010. The bonds are secured by pledged revenues which consist of monies and investments held in accounts established under the trust indenture, proceeds from any regular assessment and/or reimbursements received from the FHCF. The bond maturity dates range from June 1, 2009 to June 1, 2017. The principal reduction on these notes was $106.4 million and $0 during 2012 and 2011, respectively. Outstanding maturities, including unamortized premiums and discounts were $919.4 million and $1.03 billion, respectively, as of December 31, 2012 and 2011.

Series 2010 Senior Secured Bonds - On April 6, 2010, Citizens issued $1.55 billion of High-Risk Account tax-exempt senior secured bonds, Series 2010A-1, $500 million of High-Risk Account tax-exempt senior secured bonds, Series 2010A-2 (short-term notes) and $350 million of High-Risk Account tax-exempt senior secured bonds, Series 2010A-3 (Securities Industry and Financial Markets Association (SIFMA) floating rate notes) for the purpose of funding losses in the event of a future catastrophe. The Series 2010A-1 bonds bear interest ranging from 3.00% to 5.00% per annum, payable semi-annually on June 1st and December 1st. The Series 2010A-2 bonds bear interest of 2.00% per annum, payable at maturity on April 21, 2011. The Series 2010A-3 bonds have a variable interest rate (SIFMA rate plus 1.75%) per annum, payable monthly in arrears on the first day of each calendar month. The bonds are secured by pledged revenues which consist of monies and investments held in accounts established under the trust indenture, proceeds from any regular assessment and/or reimbursements received from the FHCF. The principal reduction on these notes was $0 and $500 million during 2012 and 2011, respectively. Outstanding maturities net of unamortized premiums and discounts were $1.94 billion and $1.95 billion, as of December 31, 2012 and 2011.

NOTE 6 - BONDS PAYABLE (CONTINUED)

Series 2011 Senior Secured Bonds - On July 14, 2011, Citizens issued $645 million of Coastal Account tax-exempt senior secured bonds, Series 2011A-1, $105 million of Coastal Account tax-exempt senior secured bonds, Series 2011A-2 (short-term notes) and $150 million of Coastal Account tax-exempt senior secured bonds, Series 2011A-3 (SIFMA floating rate notes) for the purpose of funding losses in the event of a future catastrophe. The Series 2011A-1 bonds bear interest ranging from 3.00% to 5.00% per annum, payable semi-annually on June 1st and December 1st. The Series 2011A-2 bonds bear interest of 2.00% per annum, payable at their maturity on June 1, 2012. The Series 2011A-3 bonds bear interest based on the SIFMA rate (initially 0.11%) plus 1.65% per annum, payable monthly in arrears on the first day of each calendar month. The bonds are secured by pledged revenues which consist of monies and investments held in accounts established under the trust indenture, proceeds from any regular assessment and/or reimbursements received from the FHCF. The principal reduction on these notes was $105 million and $0 during 2012 and 2011, respectively. Outstanding maturities net of unamortized premiums and discounts were $813.1 billion and $922.5 million, as of December 31, 2012 and 2011.

Series 2012 Senior Secured Bonds - On June 21, 2012, Citizens issued $1.1 billion of PLA/CLA tax-exempt senior secured bonds, Series 2012A-1, $200 million of PLA/CLA tax-exempt senior secured bonds, Series 2012A-2 (short-term notes) and $200 million of PLA/CLA tax-exempt senior secured bonds, Series 2012A-3 (SIFMA floating rate notes) for the purpose of funding policyholder claims obligations in the event of a future catastrophe. The Series 2012A-1 bonds bear interest ranging from 3.00% to 5.00% per annum, payable on December 1, 2012 and semi-annually on June 1st and December 1st thereafter. The Series 2012A-2 bonds bear interest of 2.50% per annum, payable at their maturity on June 1, 2013. The Series 2012A-3 bonds bear interest based on the SIFMA rate (initially 0.16%) plus 1.25% per annum, payable monthly in arrears on the first day of each calendar month commencing August 1, 2012. The bonds are secured by pledged revenues which consist of monies and investments held in accounts established under the trust indenture, proceeds from any regular assessment and/or reimbursements received from the FHCF. There were no principal reductions on these notes during 2012. Outstanding maturities net of unamortized premiums were $1.6 billion as of December 31, 2012.

NOTE 6 - BONDS PAYABLE (CONTINUED)

A schedule of bond maturities is as follows *(in thousands)*:

Year ending December 31	Series 2007 Bonds	Series 2009 Bonds	Series 2010 Bonds	Series 2011 Bonds	Series 2012 Bonds	Total
2013	$ 111,530	$ -	$ 560,000	$ -	$ 200,000	$ 871,530
2014	117,220	168,055	100,000	150,000	-	535,275
2015	123,225	-	410,000	80,000	275,000	888,225
2016	129,540	403,085	305,000	90,000	125,000	1,052,625
2017	136,165	343,500	525,000	-	130,000	1,134,665
After	-	-	-	475,000	770,000	1,245,000
Total	$ 617,680	$ 914,640	$1,900,000	$ 795,000	$1,500,000	$ 5,727,320

A schedule of debt service requirements, including principal and interest, is as follows *(in thousands)*:

Year ending December 31	Principal	Interest	Total
2013	$ 871,530	$ 245,364	$ 1,116,894
2014	535,275	220,436	755,711
2015	888,225	189,633	1,077,858
2016	1,052,625	141,663	1,194,288
2017	1,134,665	84,491	1,219,156
After	1,245,000	131,385	1,376,385
Total	$ 5,727,320	$1,012,972	$ 6,740,292

Unamortized premium at December 31, 2012 and 2011 was $183.0 million and $98.5 million, respectively.

The total interest expense on the bonds payable for the years ended December 31, 2012 and 2011 was $197.7 million and $172.9 million, respectively, including amortized premium of $38.8 million and $27.6 million, respectively.

NOTE 7 - AGENT COMMISSIONS AND SERVICING COMPANY FEES

Citizens has contracted with various insurance agents licensed in the State of Florida. These agreements provide for commissions to be paid to the agents at rates established by the Board and calculated as a percentage of direct written premiums, net of certain surcharges and assessments. Agent commissions included in other underwriting expenses incurred were $255.8 million and $250.2 million during 2012 and 2011, respectively.

Additionally, Citizens entered into an agreement with a servicing company to provide underwriting and policy management services. The agreement provides for monthly compensation to the company based on a “Per Transaction Fee” applied to the number of transactions processed in a monthly cycle. During 2010, Citizens and the servicing company entered a new contract effective October 1, 2010, that continues through September 30, 2013, for services similar to those being performed previously. These services are for both Citizens’ Commercial Lines and Personal Lines business. The amount per transaction ranges from $3.50 to $50.00, depending on the complexity and volume of each transaction. Servicing company fees included in other underwriting expenses incurred were $10.1 million and $9.7 million, during 2012 and 2011, respectively. In addition, no agents or servicing companies have been paid more than 5% of surplus in 2012.

NOTE 8 - INCOME TAXES

Pursuant to a determination letter received from the Internal Revenue Service, Citizens is exempt from federal income tax as a political subdivision and integral part of the State of Florida, and as such, is liable for income taxes only on business income unrelated to the purpose for which it is exempt. No federal or state income tax was incurred during 2012 or 2011.

NOTE 9 - RETIREMENT PLAN

Deferred Compensation Plan

Citizens sponsors a 457(b)/401(a) defined contribution employee savings plan for qualified employees (the Savings Plan). The Savings Plan qualifies as a deferred salary arrangement under Section 401(a) of the Internal Revenue Code. Under the Savings Plan, participating eligible employees may defer a portion of their pretax earnings, up to the Internal Revenue Service annual contribution limit. Citizens matches 100% of each employee’s contributions, up to a maximum of 8% of the employee’s pretax earnings. Citizens’ matching contributions to the Savings Plan were $3.4 million and $3.4 million for the years ended December 31, 2012 and 2011, respectively.

NOTE 10 – DEPOPULATION

Pursuant to the Act, Citizens is authorized to adopt one or more programs, subject to approval by the Office, for the reduction of both new and renewal writings. Policies may be removed from Citizens at policy renewal or as part of a bulk assumption (Assumption Agreement). In an assumption, the Takeout Company is responsible for losses occurring from the assumption date through the expiration of the Citizens' policy period (the assumption period). Subsequent to the assumption period, the Takeout Company will write the policy directly. In January 2007, Florida law was amended to state that assumed policies are the direct insurance of the Takeout Company, for the purpose of clarifying that FIGA is liable for assumption period losses occurring during the assumption period if a Takeout Company were liquidated and unable to meet its obligation to policyholders.

During 2012 and 2011, Citizens ceded $262.1 million and $44.5 million in premiums to Takeout Companies pursuant to Assumption Agreements, which is included in "Premiums earned" in the accompanying Statements of Operations – Statutory Basis.

Citizens provides policy administration services with respect to the assumed policies. All agreements provide for the Takeout Company to adjust losses. The Takeout Company pays a ceding commission to Citizens to compensate Citizens for policy acquisition costs, which includes servicing company fees, agent commissions, and premium taxes. However, during February 2012, Citizens Board of Governors eliminated the ceding commission for all assumption agreements effective after October 1, 2011. While Citizens is not liable to cover claims after the assumption (unless the assumed insured exercises its option to return to Citizens during the assumption period), Citizens continues to service policies for items such as policyholder endorsements or cancellation refunds. Should Citizens process and provide a refund to policyholders, such amount is subsequently collected from the Takeout Company. At December 31, 2012 and 2011, assumed premiums recoverable in the amount of $18.4 million and $0.9 million were due from certain Takeout Companies.

Certain agreements provide for a policy takeout bonus of up to 25% of annual policy premium to be paid to the Takeout Companies. Such takeout bonuses have been placed into escrow bank accounts pursuant to an escrow agreement. After a specific time period, funds placed in escrow will be released to the Takeout Companies in accordance with the policy takeout agreement.

During 2012 and 2011, Citizens paid $0 and $4.7, respectively, out of escrow (net of certain recoveries related to takeout bonuses). During 2012 and 2011, Citizens paid $0 into escrow in accordance with the policy takeout agreements for policies removed. Citizens has not had a takeout bonus policy in effect since the 2007 depopulation programs. In 2012 and 2011 respectively, 277,002 and 53,577 policies were removed from Citizens pursuant to its depopulation program.

NOTE 10 – DEPOPULATION (CONTINUED)

At the end of the applicable time period, Citizens requires the Takeout Companies to have an independent audit of the policies for which they are claiming a bonus to determine if the policy is properly classified and is eligible for payment of the bonus, if any. Based upon results of that audit, Citizens evaluates the original amounts placed into escrow to determine if the escrow account is over or underfunded. During 2012 and 2011, Citizens recovered $0.043 million and $4.3 million for overfunded accounts, respectively. These amounts are included in "Takeout bonus income" in the accompanying Statements of Income – Statutory Basis.

NOTE 11 - OPERATING LEASES

Citizens leases office space and certain office equipment under various operating leases. Rental expense on operating leases amounted to $7.0 million and $5.8 million for the years ended December 31, 2012 and 2011, respectively. At December 31, 2012, future minimum payments under operating leases are as follows *(in thousands)*:

Year	Amount
2013	$ 5,579
2014	3,707
2015	2,943
2016	1,456
2017	913
After	-
Total	$ 14,598

NOTE 12 - COMMITMENTS AND CONTINGENCIES

Citizens is involved in certain litigation and disputes incidental to its operations. In the opinion of management, after consultation with legal counsel, there are substantial defenses to such litigation and disputes and any ultimate liability, in excess of reserves resulting there from, will not have a material adverse effect on the financial condition or results of operations of Citizens. Citizens is also involved in other potentially significant litigation described below. Due to the preliminary nature of the following litigation, the potential loss, if any, is not determinable at this time.

A summary of potentially significant litigation follows:

Poe & Associates, L.L.C. (Associates) v. Citizens. This lawsuit relates to Citizens' June 2006 termination of its agent appointment agreement with Associates, thereby preventing Associates from being able to receive future commissions on policies that Citizens issued to former

NOTE 12 - COMMITMENTS AND CONTINGENCIES (CONTINUED)

policyholders of insolvent insurance companies affiliated with Associates and owned by Poe Financial Group, Inc. Associates seek significant damages. Its many claims include breach of contract, tortuous interference, and regulatory taking. Citizens believes it will ultimately prevail on all claims presented.

<u>Schirmer v. Citizens</u>. This case was presented as a putative class action where the potential class members are Citizens' policyholders who made wind damage claims. At issue is whether Citizens appropriately calculated and paid overhead and profit policy benefits. On February 15, 2012, the trial court declined to certify a class in this matter. While the 30 day timeframe for the Plaintiff to pursue an interlocutory appeal of the court's decision has passed, the underlying claim of the named Plaintiff is pending. Should the Plaintiff choose to litigate his remaining claim, he could seek appellate review at the conclusion of the matter in its entirety.

<u>Davis & Hernandez v. Citizens</u>. This is a putative class action. The court has not certified the class. Potential class members are Citizens' policyholders who presented a claim for damage to their residential property from April 2006 to present. At issue is whether Citizens appropriately calculated and paid overhead and profit policy benefits.

<u>Citizens v. San Perdido</u>. This matter involves Citizens' sovereign immunity to a cause of action of statutory bad faith pursuant to Section 624.155, Florida Statutes. Due to a conflict between the 1st and 5th District Courts of Appeals (5th DCA issued a favorable opinion in 2009 finding Citizens immune from statutory bad faith*)*, Citizens sought appeal before the Florida Supreme Court (FSC). In November 2012, the FSC declined to address the broader issue of sovereign immunity and limited its opinion only to a narrow legal procedural issue, thus the case was remanded to the trial court. At this time, Citizens maintains its position of immunity to statutory bad faith and is defending this action at the trial court level. A companion case brought on the same theories as *San Perdido* was recently dismissed at the trial court level recognizing Citizens' position on immunity to statutory bad faith actions.

<u>Joe Freitas v. Citizens and Xactware Solutions, Inc.</u> In early 2012, Citizens was served on a lawsuit relating to the Company's use of its replacement cost estimator. The case is currently in the Leon County Circuit Court. At this time, the Company cannot estimate the likelihood of a favorable or unfavorable outcome nor can the Company estimate a potential liability, if any. A Second Amended Complaint filed in May 2012 by an individual plaintiff relates to Citizens' purchase of 360Value, a replacement-cost estimator program, from Xactware Solutions, Inc. ("Xactware"), who is Co-Defendant in this case. It is asserted that Citizens, in concert with Xactware, utilized the 360Value software to intentionally and artificially inflate the replacement-cost value of property, thereby inflating the premiums charged by Citizens. The Second Amended Complaint also asserts that Citizens misrepresented both the replacement costs of properties and the costs of the premiums. Based on the Plaintiff's allegations, Plaintiff has claimed the following causes of action against Citizens and Xactware: (1) Violation of Florida Statute § 627.351(6)(a)(1); (2) Breach of Contract (3) Fraud; (4) Conspiracy; (5) Contractual Unconscionability; and (6) Products Liability. Citizens is actively defending itself against these claims.

NOTE 12 - COMMITMENTS AND CONTINGENCIES (CONTINUED)

Asseff v. Citizens. In March 2013, Citizens was served with a re-inspection related class action lawsuit. The case is currently in Broward County Circuit Court. The complaint includes four causes of action against Citizens: 1) Impairment of contracts; 2) Due process; 3) Taking of private property without full compensation; and 4) Declaratory relief. Citizens will actively defend itself against these claims.

Risk Management Programs

In addition to claims under the insurance policies it issues, Citizens is potentially exposed to various risks of loss, including those related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. As a state government entity, Citizens has immunity from certain claims. As of the end of 2012, Citizens had insurance protection in place from various commercial insurance carriers covering various exposures, including workers' compensation, property loss, employee liability, general liability, and directors and officers' liability. Management continuously reviews the limits of coverage and believes that current coverage is adequate. There were no significant reductions in insurance coverage from the previous year.

NOTE 13 - RECONCILIATION OF SAP TO GAAP

Reconciliation of Citizens' 2012 and 2011 statutory basis net income and accumulated surplus to its GAAP basis (as determined by the Governmental Accounting Standards Board) net assets is as follows *(in thousands)*:

	2012	2011
Net income - statutory basis	$ 664,816	$ 448,701
Adjustments:		
Deferred policy acquisition costs	(766)	14,300
Line of credit fees and note issuance costs	(15,852)	(17,628)
Allowance for doubtful accounts	(1,456)	690
Unearned assessment income	17,218	21,620
FIGA assessment income	(27,759)	-
Unrealized gain on investments	87,268	67,557
Change in net assets - GAAP basis	$ 723,469	$ 535,240

NOTE 13 - RECONCILIATION OF SAP TO GAAP (CONTINUED)

	2012	2011
Accumulated surplus - statutory basis	$ 6,295,157	$ 5,588,141
Adjustments:		
Deferred policy acquisition costs	144,181	144,947
Nonadmitted assets	104,071	147,446
Provision for reinsurance	2,047	2,664
Deferred note issuance costs	90,728	106,580
Unearned assessment income	(22,658)	(39,876)
FIGA assessment recoverable	(27,759)	-
Net unrealized gain on investments	172,158	84,890
Total net assets - GAAP basis	$ 6,757,925	$ 6,034,792

NOTE 14 - ASSESSMENTS

Citizens' enabling legislation and the Plan establish a process by which Citizens is required to levy assessments to recover deficits incurred in a given plan year for any of its three accounts. Deficits are calculated separately, and assessments are accordingly levied separately, for each of the three accounts. The Plan provides for deficits to be determined in accordance with GAAP, adjusted for certain items.

In the event of a Plan Year Deficit in any Account, Citizens must first levy an assessment against the premium of each Citizens policyholder (the "Citizens Policyholder Surcharge") in each of Citizens' Accounts, as a uniform percentage of the premium of the policy of up to 15% of such premium. Citizens Policyholder Surcharges are not subject to commissions, fees, or premium taxes; however, failure to pay a Citizens Policyholder Surcharge will be treated as failure to pay premium. If the Citizens Policyholder Surcharge is insufficient to eliminate the deficit in an Account, Citizens would then levy a Regular Assessment on Assessable Insurers and Assessable Insureds, each as defined herein. The Regular Assessment is applied as a uniform percentage of the premium of the policy up to 2% of such premium of the Coastal account only. Effective July 1, 2012, the Regular Assessment was eliminated for the PLA and CLA accounts and was reduced from 6% to 2% for the Coastal Account.

Regular Assessments are levied on Assessable Insurers, as defined in Section 627.351(6), Florida Statutes, based upon each Assessable Insurer's share of direct written premium for the subject lines of business in the State of Florida for the calendar year preceding the year in which the deficit occurred. Regular Assessments on Assessable Insureds, collectively, are based on the ratio of the amount being assessed for the Coastal Account to the aggregate statewide direct written premiums for the subject lines of business for the preceding year.

NOTE 14 - ASSESSMENTS (CONTINUED)

If the deficit in any year in any Account is greater than the amount that may be recovered through Citizens' Policyholder Surcharges and Regular Assessments, Citizens is required to levy any remaining Plan Year Deficit as an Emergency Assessment. An Emergency Assessment is to be collected by all Assessable Insurers, Surplus Lines Agents and Citizens from policyholders upon the issuance or renewal of policies for Subject Lines of Business for as many years as necessary to cover the Plan Year Deficit in the Account. The primary difference between the assessment base for Regular Assessments and Emergency Assessments is the inclusion of Citizens' direct written premium in the assessment base for Emergency Assessments.

For purposes of Regular Assessments and Emergency Assessments, the "Subject Lines of Business" are all lines of property and casualty insurance, including automobile lines, but excluding accident and health, workers' compensation, and medical malpractice insurance, and also excluding insurance under the National Flood and Federal Crop insurance programs. The Regular Assessment base excludes Citizens policies (while the Emergency Assessment base includes Citizens policies). Prior to the enactment of the 2007 Legislation, the Regular Assessment base for each Account included only property lines of business.

The Legislature, in Section 44 of 2006 SB 1980, appropriated $715 million to reduce Citizens' 2005 plan year deficit. The appropriation first eliminated the deficits in the Personal and Commercial Lines Accounts of $87.2 million and $4.6 million, respectively. The balance of $623.2 million then partially reduced the High Risk Account deficit and Regular Assessment. The remaining $163.1 million High Risk Account Regular Assessment and the $887.5 million Emergency Assessment were approved in 2006. The Emergency Assessment is being collected over a ten year period, which commenced July 1, 2007.

In November 2012, Citizens received a notice of assessment from the Florida Insurance Guaranty Association (FIGA) amounting to $27.8 million. In December 2012, Citizens remitted payment for this assessment and submitted an informational filing with the Office of Insurance Regulation for recoupment. Both the assessment income and assessment receivable related to this assessment were recorded in 2012 and are reflected in the accompanying financial statements.

NOTE 15 - RESTRICTED CASH

This restriction of cash surplus represents assessments that were, in accordance with the Act, over-collected by the Florida Surplus Lines Servicing Office (FSLSO) from surplus lines insureds with respect to the 2004 Plan Year Deficit. Pursuant to a consent order, the Office, FSLSO and Citizens agreed that this cash would be included in Citizens restricted surplus until such time future regular and emergency assessments would otherwise be payable by surplus lines insureds. As amounts have been approved by FSLSO with respect to regular and emergency assessments for Citizens' 2005 Plan Year deficit, Citizens has transferred these funds to unrestricted surplus.

Citizens Property Insurance Corporation

Supplemental Combining Statement of Admitted Assets, Liabilities and Accumulated Surplus by Account – Statutory Basis

	December 31, 2012			
	Combined	Personal Lines Account	Commercial Lines Account	Coastal Account
		(In Thousands)		
Admitted assets				
Cash and invested assets:				
Bonds	$ 13,210,556	$ 4,716,767	$ 1,606,391	$ 6,887,398
Cash and short-term investments	1,586,632	394,799	171,673	1,020,160
Total cash and invested assets	14,797,188	5,111,566	1,778,064	7,907,558
Investment income due and accrued	88,286	24,225	6,518	57,543
Premiums receivable	178,231	92,351	6,645	79,235
Reinsurance recoverable on paid losses and LAE	(4,349)	(4,600)	-	251
Other receivables under reinsurance contracts	18,407	16,615	-	1,792
Assessment receivable	354,287	13,547	6,208	334,532
Other admitted assets	11,169	11,164	-	5
Inter-account receivable (payable)	-	102,906	(31,298)	(71,608)
Total admitted assets	$ 15,443,219	$ 5,367,774	$ 1,766,137	$ 8,309,308
Liabilities and accumulated surplus				
Liabilities:				
Loss reserves	$ 1,140,377	$ 869,891	$ 117,365	$ 153,121
Loss adjustment expense reserves	278,678	213,684	27,358	37,636
Unearned premiums	1,272,645	689,323	92,655	490,667
Unearned assessment income	85,051	-	-	85,051
Taxes and fees payable	5,989	4,570	736	683
Provision for reinsurance	2,047	1,942	-	105
Bonds payable	5,910,316	1,439,585	172,131	4,298,600
Interest payable	31,772	6,644	795	24,333
Advance premiums and suspended cash	85,824	40,270	7,100	38,454
Other liabilities	335,363	93,004	4,613	237,746
Total liabilities	9,148,062	3,358,913	422,753	5,366,396
Accumulated surplus	6,295,157	2,008,861	1,343,384	2,942,912
Total liabilities and accumulated surplus	$ 15,443,219	$ 5,367,774	$ 1,766,137	$ 8,309,308

See independent auditors report on supplementary information.

Citizens Property Insurance Corporation

Supplemental Combining Statement of Income by Account – Statutory Basis

	Year Ended December 31, 2012			
	Combined	Personal Lines Account	Commercial Lines Account	Coastal Account
	(In Thousands)			
Premiums earned	$ 2,248,095	$ 1,438,120	$ 171,142	$ 638,833
Losses incurred	815,507	686,974	12,286	116,247
Loss adjustment expenses incurred	258,109	200,359	7,890	49,860
Other underwriting expenses incurred	562,566	299,185	41,046	222,335
Underwriting income	611,913	251,602	109,920	250,391
Investment income	191,178	58,561	28,026	104,591
Interest expense	(197,691)	(19,142)	(2,289)	(176,260)
Net investment expense	(6,513)	39,419	25,737	(71,669)
Line of credit fees and note issuance costs	(8,333)	(7,443)	(890)	-
Takeout bonus income	43	43	-	-
Assessment income	59,421	15,247	1,822	42,352
Other income	8,285	5,184	514	2,587
Net income	$ 664,816	$ 304,052	$ 137,103	$ 223,661

See independent auditors report on supplementary information.

SUMMARY INVESTMENT SCHEDULE

Investment Categories	Gross Investment Holdings 1 Amount	2 Percentage	Admitted Assets as Reported in the Annual Statement 3 Amount	4 Securities Lending Reinvested Collateral Amount	5 Total (Col. 3+4) Amount	6 Percentage
1. Bonds:						
1.1 U.S. treasury securities	1,058,453,632	7.067	1,058,453,632		1,058,453,632	7.153
1.2 U.S. government agency obligations (excluding mortgage-backed securities):						
1.21 Issued by U.S. government agencies	3,436,000	0.023	3,436,000		3,436,000	0.023
1.22 Issued by U.S. government sponsored agencies	2,703,493,735	18.050	2,703,493,735		2,703,493,735	18.270
1.3 Non-U.S. government (including Canada, excluding mortgage-backed securities)	25,509,840	0.170	25,509,840		25,509,840	0.172
1.4 Securities issued by states, territories, and possessions and political subdivisions in the U.S.:						
1.41 States, territories and possessions general obligations	1,157,255,958	7.727	1,157,255,958		1,157,255,958	7.821
1.42 Political subdivisions of states, territories and possessions and political subdivisions general obligations	1,185,110,796	7.913	1,185,110,796		1,185,110,796	8.009
1.43 Revenue and assessment obligations	3,329,825,025	22.232	3,329,825,023		3,329,825,023	22.503
1.44 Industrial development and similar obligations						
1.5 Mortgage-backed securities (includes residential and commercial MBS):						
1.51 Pass-through securities:						
1.511 Issued or guaranteed by GNMA	1,102,349	0.007	1,102,349		1,102,349	0.007
1.512 Issued or guaranteed by FNMA and FHLMC	77,765,221	0.519	77,765,221		77,765,221	0.526
1.513 All other						
1.52 CMOs and REMICs:						
1.521 Issued or guaranteed by GNMA, FNMA, FHLMC or VA	25,900,914	0.173	25,900,914		25,900,914	0.175
1.522 Issued by non-U.S. Government issuers and collateralized by mortgage-backed securities issued or guaranteed by agencies shown in Line 1.521						
1.523 All other						
2. Other debt and other fixed income securities (excluding short term):						
2.1 Unaffiliated domestic securities (includes credit tenant loans and hybrid securities)	2,721,951,341	18.174	2,716,979,951		2,716,979,951	18.361
2.2 Unaffiliated non-U.S. securities (including Canada)	925,722,800	6.181	925,722,800		925,722,800	6.256
2.3 Affiliated securities						
3. Equity interests:						
3.1 Investments in mutual funds						
3.2 Preferred stocks:						
3.21 Affiliated						
3.22 Unaffiliated						
3.3 Publicly traded equity securities (excluding preferred stocks):						
3.31 Affiliated						
3.32 Unaffiliated						
3.4 Other equity securities:						
3.41 Affiliated						
3.42 Unaffiliated						
3.5 Other equity interests including tangible personal property under lease:						
3.51 Affiliated						
3.52 Unaffiliated						
4. Mortgage loans:						
4.1 Construction and land development						
4.2 Agricultural						
4.3 Single family residential properties						
4.4 Multifamily residential properties						
4.5 Commercial loans						
4.6 Mezzanine real estate loans						
5. Real estate investments:						
5.1 Property occupied by company						
5.2 Property held for production of income (including $ .... of property acquired in satisfaction of debt)						
5.3 Property held for sale (including $ .... property acquired in satisfaction of debt)						
6. Contract loans						
7. Derivatives						
8. Receivables for securities						
9. Securities Lending (Line 10, Asset Page reinvested collateral)				XXX	XXX	XXX
10. Cash, cash equivalents and short-term investments	1,761,949,927	11.764	1,586,631,680		1,586,631,680	10.723
11. Other invested assets						
12. Total invested assets	14,977,477,538	100.000	14,797,187,899		14,797,187,899	100.000

SUPPLEMENT FOR THE YEAR 2012 OF THE Citizens Property Insurance Corporation

SUPPLEMENTAL INVESTMENT RISKS INTERROGATORIES

For The Year Ended December 31, 2012

(To Be Filed by April 1)

Of The Citizens Property Insurance Corporation

Address (City, State and Zip Code) Tallahassee, FL 32309-3524

NAIC Group Code 00000 NAIC Company Code 10064 Employer's ID Number 59-3164851

The Investment Risks Interrogatories are to be filed by April 1. They are also to be included with the Audited Statutory Financial Statements.

Answer the following interrogatories by reporting the applicable U. S. dollar amounts and percentages of the reporting entity's total admitted assets held in that category of investments.

1. Reporting entity's total admitted assets as reported on Page 2 of this annual statement. $ 15,443,219,475
2. Ten largest exposures to a single issuer/borrower/investment.

	1 Issuer	2 Description of Exposure	3 Amount	4 Percentage of Total Admitted Assets
2.01	STATE OF CALIFORNIA	BONDS	$ 296,459,821	1.9 %
2.02	CITY OF NEW YORK NY	BONDS	$ 273,718,955	1.8 %
2.03	STATE OF NEW YORK	BONDS	$ 247,881,637	1.6 %
2.04	STATE OF ILLINOIS	BONDS	$ 236,525,603	1.5 %
2.05	COMMONWEALTH OF MASSACHUSETTS	BONDS	$ 205,332,275	1.3 %
2.06	STATE OF MICHIGAN	BONDS	$ 191,173,824	1.2 %
2.07	COMMONWEALTH OF PENNSYLVANIA	BONDS	$ 173,745,717	1.1 %
2.08	STATE OF NEW JERSEY	BONDS	$ 171,209,929	1.1 %
2.09	GENERAL ELECTRIC	BONDS	$ 158,410,709	1.0 %
2.10	STATE OF OHIO	BONDS	$ 130,182,021	0.8 %

3. Amounts and percentages of the reporting entity's total admitted assets held in bonds and preferred stocks by NAIC rating.

	Bonds	1	2		Preferred Stocks	3	4
3.01	NAIC-1	$ 14,692,606,949	95.1 %	3.07	P/RP-1	$	%
3.02	NAIC-2	$ 54,299,653	0.4 %	3.08	P/RP-2	$	%
3.03	NAIC-3	$	%	3.09	P/RP-3	$	%
3.04	NAIC-4	$	%	3.10	P/RP-4	$	%
3.05	NAIC-5	$	%	3.11	P/RP-5	$	%
3.06	NAIC-6	$ 77,184,570	0.5 %	3.12	P/RP-6	$	%

4. Assets held in foreign investments:

4.01 Are assets held in foreign investments less than 2.5% of the reporting entity's total admitted assets? Yes [ ] No [X]

If response to 4.01 above is yes, responses are not required for interrogatories 5 – 10.

4.02	Total admitted assets held in foreign investments	$ 749,250,711	4.9 %
4.03	Foreign-currency-denominated investments	$	%
4.04	Insurance liabilities denominated in that same foreign currency	$	%

SUPPLEMENTAL INVESTMENT RISKS INTERROGATORIES (cont.)

5. Aggregate foreign investment exposure categorized by NAIC sovereign rating:

		1	2
5.01	Countries rated NAIC-1	$ 749,250,711	4.9 %
5.02	Countries rated NAIC-2	$	%
5.03	Countries rated NAIC-3 or below	$	%

6. Largest foreign investment exposures by country, categorized by the country's NAIC sovereign rating:

		1	2
	Countries rated NAIC-1:		
6.01	Country 1: AUSTRALIA	$ 206,839,738	1.3 %
6.02	Country 2: UNITED KINGDOM	$ 187,354,478	1.2 %
	Countries rated NAIC-2:		
6.03	Country 1:	$	%
6.04	Country 2:	$	%
	Countries rated NAIC-3 or below:		
6.05	Country 1:	$	%
6.06	Country 2:	$	%

		1	2
7.	Aggregate unhedged foreign currency exposure	$	%

8. Aggregate unhedged foreign currency exposure categorized by NAIC sovereign rating:

		1	2
8.01	Countries rated NAIC - 1	$	%
8.02	Countries rated NAIC - 2	$	%
8.03	Countries rated NAIC - 3 or below	$	%

9. Largest unhedged foreign currency exposures by country, categorized by the country's NAIC sovereign rating:

		1	2
	Countries rated NAIC - 1:		
9.01	Country 1:	$	%
9.02	Country 2:	$	%
	Countries rated NAIC - 2:		
9.03	Country 1:	$	%
9.04	Country 2:	$	%
	Countries rated NAIC - 3 or below:		
9.05	Country 1:	$	%
9.06	Country 2:	$	%

10. Ten largest non-sovereign (i.e. non-governmental) foreign issues:

	1 Issuer	2 NAIC Rating	3	4
10.01	CAPITAL INTERNATIONAL	1	$ 62,020,721	0.4 %
10.02	BHP BILLITON FINANCE USA LTD	1	$ 53,136,162	0.3 %
10.03	BP CAPITAL MARKETS PLC	1	$ 51,790,883	0.3 %
10.04	SHELL INTERNATIONAL FINANCE BV	1	$ 51,456,307	0.3 %
10.05	NATIONAL AUSTRALIA BANK LTD	1	$ 51,431,601	0.3 %
10.06	WESTPAC BANKING CORP	1	$ 43,820,546	0.3 %
10.07	GLAXOSMITHKLINE CAPITAL PLC	1	$ 41,118,135	0.3 %
10.08	SANOFI	1	$ 36,638,671	0.2 %
10.09	COMMONWEALTH BANK OF AUSTRALIA	1	$ 32,524,850	0.2 %
10.10	COOPERATIEVE CENTRALE RAIFFEISEN	1	$ 26,694,850	0.2 %

SUPPLEMENTAL INVESTMENT RISKS INTERROGATORIES (cont.)

11. Amounts and percentages of the reporting entity's total admitted assets held in Canadian investments and unhedged Canadian currency exposure:

11.01 Are assets held in Canadian investments less than 2.5% of the reporting entity's total admitted assets? Yes [X] No [ ]

If response to 11.01 is yes, detail is not required for the remainder of Interrogatory 11.

		1	2
11.02	Total admitted assets held in Canadian investments	$	%
11.03	Canadian-currency-denominated investments	$	%
11.04	Canadian-denominated insurance liabilities	$	%
11.05	Unhedged Canadian currency exposure	$	%

12. Report aggregate amounts and percentages of the reporting entity's total admitted assets held in investments with contractual sales restrictions.

12.01 Are assets held in investments with contractual sales restrictions less than 2.5% of the reporting entity's total admitted assets? Yes [X] No [ ]

If response to 12.01 is yes, responses are not required for the remainder of Interrogatory 12.

	1	2	3
12.02	Aggregate statement value of investments with contractual sales restrictions	$	%
	Largest three investments with contractual sales restrictions:		
12.03		$	%
12.04		$	%
12.05		$	%

13. Amounts and percentages of admitted assets held in the ten largest equity interests:

13.01 Are assets held in equity interest less than 2.5% of the reporting entity's total admitted assets? Yes [X] No [ ]

If response to 13.01 is yes, responses are not required for the remainder of Interrogatory 13.

	1 Issuer	2	3
13.02		$	%
13.03		$	%
13.04		$	%
13.05		$	%
13.06		$	%
13.07		$	%
13.08		$	%
13.09		$	%
13.10		$	%
13.11		$	%

SUPPLEMENTAL INVESTMENT RISKS INTERROGATORIES (cont.)

14. Amounts and percentages of the reporting entity's total admitted assets held in nonaffiliated, privately placed equities:

14.01 Are assets held in nonaffiliated, privately placed equities less than 2.5% of the reporting entity's total admitted assets? Yes [X] No [ ]

If response to 14.01 above is yes, responses are not required for the remainder of Interrogatory 14.

	1	2	3
14.02	Aggregate statement value of investments held in nonaffiliated, privately placed equities	$	%
	Largest three investments held in nonaffiliated, privately placed equities:		
14.03		$	%
14.04		$	%
14.05		$	%

15. Amounts and percentages of the reporting entity's total admitted assets held in general partnership interests:

15.01 Are assets held in general partnership interests less than 2.5% of the reporting entity's total admitted assets? Yes [X] No [ ]

If response to 15.01 above is yes, responses are not required for the remainder of Interrogatory 15.

	1	2	3
15.02	Aggregate statement value of investments held in general partnership interests	$	%
	Largest three investments in general partnership interests:		
15.03		$	%
15.04		$	%
15.05		$	%

16. Amounts and percentages of the reporting entity's total admitted assets held in mortgage loans:

16.01 Are mortgage loans reported in Schedule B less than 2.5% of the reporting entity's total admitted assets? Yes [X] No [ ]

If response to 16.01 above is yes, responses are not required for the remainder of Interrogatory 16 and Interrogatory 17.

	1 Type (Residential, Commercial, Agricultural)	2	3
16.02		$	%
16.03		$	%
16.04		$	%
16.05		$	%
16.06		$	%
16.07		$	%
16.08		$	%
16.09		$	%
16.10		$	%
16.11		$	%

SUPPLEMENTAL INVESTMENT RISKS INTERROGATORIES (cont.)

16. Amount and percentage of the reporting entity's total admitted assets held in the following categories of mortgage loans:

	Loans	
16.12 Construction loans	$	%
16.13 Mortgage loans over 90 days past due	$	%
16.14 Mortgage loans in the process of foreclosure	$	%
16.15 Mortgage loans foreclosed	$	%
16.16 Restructured mortgage loans	$	%

17. Aggregate mortgage loans having the following loan-to-value ratios as determined from the most current appraisal as of the annual statement date:

Loan-to-Value	Residential		Commercial		Agricultural	
	1	2	3	4	5	6
17.01 above 95%	$	%	$	%	$	%
17.02 91% to 95%	$	%	$	%	$	%
17.03 81% to 90%	$	%	$	%	$	%
17.04 71% to 80%	$	%	$	%	$	%
17.05 below 70%	$	%	$	%	$	%

18. Amounts and percentages of the reporting entity's total admitted assets held in each of the five largest investments in real estate:

18.01 Are assets held in real estate reported less than 2.5% of the reporting entity's total admitted assets? Yes [X] No [ ]

If response to 18.01 above is yes, responses are not required for the remainder of Interrogatory 18.

Largest five investments in any one parcel or group of contiguous parcels of real estate.

	Description 1	2	3
18.02		$	%
18.03		$	%
18.04		$	%
18.05		$	%
18.06		$	%

19. Report aggregate amounts and percentages of the reporting entity's total admitted assets held in investments held in mezzanine real estate loans:

19.01 Are assets held in investments held in mezzanine real estate loans less than 2.5% of the reporting entity's total admitted assets? Yes [X] No [ ]

If response to 19.01 is yes, responses are not required for the remainder of Interrogatory 19.

	1	2	3
19.02	Aggregate statement value of investments held in mezzanine real estate loans:	$	%

Largest three investments held in mezzanine real estate loans:

19.03		$	%
19.04		$	%
19.05		$	%

SUPPLEMENTAL INVESTMENT RISKS INTERROGATORIES (cont.)

20. Amounts and percentages of the reporting entity's total admitted assets subject to the following types of agreements:

	At Year-end		At End of Each Quarter		
			1st Qtr	2nd Qtr	3rd Qtr
	1	2	3	4	5
20.01 Securities lending agreements (do not include assets held as collateral for such transactions)	$	%	$	$	$
20.02 Repurchase agreements	$	%	$	$	$
20.03 Reverse repurchase agreements	$	%	$	$	$
20.04 Dollar repurchase agreements	$	%	$	$	$
20.05 Dollar reverse repurchase agreements	$	%	$	$	$

21. Amounts and percentages of the reporting entity's total admitted assets for warrants not attached to other financial instruments, options, caps, and floors:

	Owned		Written	
	1	2	3	4
21.01 Hedging	$	%	$	%
21.02 Income generation	$	%	$	%
21.03 Other	$	%	$	%

22. Amounts and percentages of the reporting entity's total admitted assets of potential exposure for collars, swaps, and forwards:

	At Year-end		At End of Each Quarter		
			1st Qtr	2nd Qtr	3rd Qtr
	1	2	3	4	5
22.01 Hedging	$	%	$	$	$
22.02 Income generation	$	%	$	$	$
22.03 Replications	$	%	$	$	$
22.04 Other	$	%	$	$	$

23. Amounts and percentages of the reporting entity's total admitted assets of potential exposure for futures contracts:

	At Year-end		At End of Each Quarter		
			1st Qtr	2nd Qtr	3rd Qtr
	1	2	3	4	5
23.01 Hedging	$	%	$	$	$
23.02 Income generation	$	%	$	$	$
23.03 Replications	$	%	$	$	$
23.04 Other	$	%	$	$	$