

Citizens Property Insurance Corporation

**Independent Auditor's Report,
Financial Statements and
Supplementary Information**

December 31, 2022 and 2021



Table of Contents

Independent Auditor’s Report	1
Management’s Discussion and Analysis	4
Financial Statements:	
Statements of Net Position	11
Statements of Revenues, Expenses and Changes in Net Position	12
Statements of Cash Flows.....	13
Notes to Financial Statements.....	15
Supplementary Information:	
Supplemental Combining Statements of Net Position.....	40
Supplemental Combining Statements of Revenues, Expenses and Changes in Net Position.....	41
Supplemental Revenues, Expenses and Claim Development Information.....	42
Other Reports:	
Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements in Accordance with <i>Government Auditing Standards</i>	44

Independent Auditor's Report

Audit Committee
Citizens Property Insurance Corporation
Tallahassee, FL

Opinion

We have audited the financial statements of Citizens Property Insurance Corporation (Citizens), an enterprise fund of the State of Florida, which comprise the statements of net position as of December 31, 2022 and 2021 and the related statements of revenues, expenses and changes in net position, and statements of cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Citizens as of December 31, 2022 and 2021, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Citizens and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 2 – Summary of Significant Accounting Policies to the financial statements, during the year ended December 31, 2022, Citizens adopted the new accounting guidance of GASB 87 – Leases by retroactively restating the 2021 financial statements. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Citizens' ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not absolute assurance, and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Citizens' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Citizens' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 to 10 and the Supplemental Revenues, Expenses and Claim Development Information on page 41 to 44 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operation, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



Supplementary Information – Supplemental Combining Statements

Our audits were conducted for the purpose of forming an opinion of the basic financial statements as a whole. The supplemental combining statements of net position and supplemental combining statements of revenues, expenses and changes in net position (Supplemental Combining Statements), on pages 40 through 43 as of and for the year ended December 31, 2022, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Supplemental Combining Statements are the responsibility of Citizens' management and were derived from and related directly to the underlying accounting and other records used to prepare the basic financial statements. This information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted by the United States of America. In our opinion, the Supplemental Combining Statements are fairly stated, in all material respects, in relation to the basic financial statement as a whole

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 1, 2023 on our consideration of Citizens' internal control over financial reporting and on our tests of its compliance with certain provisions of law, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal controls over financial reporting and compliance, and the results of that testing, and not to provide an opinion on internal controls over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Citizens' internal control over financial reporting and compliance.

FORVIS,LLP

**Tampa, FL
June 1, 2023**

Management's Discussion & Analysis

This discussion provides an assessment by management of the current financial position and results of operations for Citizens Property Insurance Corporation (Citizens). Management encourages readers to consider the information presented here in conjunction with additional information included in the accompanying basic financial statements, notes to the financial statements and supplemental financial information.

1. Financial Highlights

- The assets of Citizens exceeded its liabilities at the close of the most recent year by \$3,433,400.
- Citizens' total net position decreased by \$3,266,376 resulting primarily from a combination of net underwriting losses and unrealized losses on invested assets.
- The operating loss of \$2,447,949 represents an increase of \$2,280,088 for 2022 as compared to the operating loss reported for 2021. Net retained losses and LAE associated with Hurricane Ian along with development on net Hurricane Irma losses and LAE and 2020 storm activity (Hurricanes Sally and Eta) contributed most significantly to the 2022 operating loss.
- Operating expenses increased by \$3,168,781 during 2022, principally driven by increases in loss and LAE expenses, producer commissions, and premium taxes.
- Nonoperating losses of \$818,471 in 2022 were \$699,199 more than nonoperating losses of \$119,272 in 2021. Nonoperating losses were principally driven by \$1,022,508 of unrealized losses on investments, partially offset by \$215,992 of net investment income.

Overview of Financial Statements

This discussion and analysis is intended to serve as an introduction to Citizens' basic financial statements, which consist of the statements of net position, statements of revenues, expenses and changes in net position and the statements of cash flows. This report also contains other supplementary information in addition to the basic financial statements.

The *statements of net position* present information on all of Citizens' assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indication of whether the financial position of Citizens is improving or deteriorating.

The *statements of revenues, expenses and changes in net position* present information illustrating changes to Citizens' net position during the most recent fiscal year as well as the prior year. All changes in net position are reported when the underlying events giving rise to the changes occur, regardless of the timing of related cash flows.

The *statements of cash flows* present information concerning cash receipts and cash payments during the year. The statements illustrate the cash effects of operating, noncapital financing, capital financing and investing activities during the fiscal years presented.

Citizens Property Insurance Corporation Management's Discussion & Analysis

The *notes to the financial statements* provide additional information that is essential to a full understanding of the data provided in the financial statements. The notes to the financial statements immediately follow the statements of cash flows.

In addition to the basic financial statements and accompanying notes, this report also presents certain *supplementary information* concerning Citizens' revenues, expenses and claims development information for the last ten policy years and combining financial statements.

2. Financial Analysis

Cash and invested assets

Citizens employs an investment policy that focuses on principal preservation, competitive returns, and adequate liquidity in order to meet future claim obligations. Citizens' invested assets are governed by five investment policies, three for taxable operating funds and two for tax-exempt bond proceeds: 1) 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 monies used to pay claims after an event, and that can be used to pay operating expenses on an ongoing basis; 2) Liquidity Fund (Tax-exempt) – generally this policy will govern the investment of tax-exempt pre-event bond proceeds and other monies 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 an as needed basis; 3) 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 monies in the Liquidity Fund. Only monies eligible for investment in taxable instruments will be deposited in this fund; 4) Claims-Paying Fund (Tax-exempt) – generally this policy will govern the investment of tax-exempt pre-event bond proceeds and other monies required to be invested in tax-exempt instruments. Citizens will use these monies to pay claims after an event, typically after all funds in the Tax-Exempt Liquidity Fund and all taxable Funds have been expended; 5) Claims-Paying Long Duration 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 monies in the Taxable Claims-Paying Fund. Citizens' investment policy requires securities with long-term ratings in the taxable portfolios to have minimum ratings of BBB-/Baa3 and be rated by at least two of Moody's, S&P and/or Fitch at the time of purchase. The policy also requires securities with long-term ratings in the tax-exempt portfolios to be rated by at least two of Moody's, S&P, and/or Fitch and have minimum ratings of A3/A-/A- at the time of purchase. Citizens engages independent investment managers to invest bond proceeds and certain operating cash pursuant to its taxable and tax-exempt investment policies. Citizens' investment portfolio consists of high-quality debt instruments such as US Treasury and Agency securities and money market funds, corporate bonds, commercial paper and certificates of deposit, AAA rated asset backed securities, tax-exempt money market funds, taxable municipal bonds, tax-exempt municipal bonds, tax-exempt variable rate demand notes, and prime money market funds.

Declines in market value of invested assets are continually evaluated to determine whether these declines are temporary or other-than-temporary in nature. In making this determination, Citizens monitors external impairment indicators such as issuer credit ratings as well as the extent and length of the related declines and internal impairment indicators such as Citizens' intent and ability with respect to retention of the impaired securities. These indicators are obtained from both third-party valuation services and internal analyses performed by Citizens.

Cash and the estimated market value of Citizens' invested assets totaled \$8,470,680 at December 31, 2022, marking a decrease of \$802,168 from December 31, 2021.

**Citizens Property Insurance Corporation
Management's Discussion & Analysis**

Reserve for losses and loss adjustment expenses

Reserves for unpaid losses and loss adjustment expenses (LAE) are stated at Citizens' estimate of the ultimate cost of settling all incurred but unpaid claims. Incurred losses and LAE represent a combination of payments for loss and LAE as well as changes in reserves that occur during the calendar year.

Activity with respect to reserves for unpaid losses and loss adjustment expenses for the Years Ended December 31, 2022 and 2021 were as follows:

	<u>2022</u>	<u>2021</u>
Direct loss and loss adjustment expense reserves, beginning of year	\$ 1,156,658	\$ 949,271
Less reinsurance recoverables on reserves	<u>(150,749)</u>	<u>(182,205)</u>
Net loss and loss adjustment expense reserves, beginning of year	<u>1,005,909</u>	<u>767,066</u>
Incurred related to:		
Current accident year	3,758,005	663,362
Prior accident years	<u>121,762</u>	<u>210,784</u>
Total incurred	<u>3,879,767</u>	<u>874,146</u>
Paid related to:		
Current accident year	(1,803,556)	(261,452)
Prior accident years	<u>(464,083)</u>	<u>(383,360)</u>
Total paid	<u>(2,267,639)</u>	<u>(634,812)</u>
Change in retroactive reinsurance reserves ceded	<u>-</u>	<u>(491)</u>
Net loss and loss adjustment expense reserves, end of year	2,618,037	1,005,909
Add reinsurance recoverables on reserves	<u>1,176,028</u>	<u>150,749</u>
Direct loss and loss adjustment expense reserves, end of year	<u>\$ 3,794,065</u>	<u>\$ 1,156,658</u>

Reserves for unpaid losses, net of amounts ceded under reinsurance contracts, increased \$1,043,105 and reserves for unpaid LAE reserves, net of amounts ceded under reinsurance contracts, increased \$569,022. Net unpaid losses and LAE reserves related to catastrophes increased \$1,238,116 largely as a result of Hurricane Ian. Net unpaid losses and LAE reserves not related to hurricanes increased \$374,011 primarily as a result of an increase in policies in force.

Long-term debt

Citizens has issued multiple Senior Secured Bonds for the purpose of funding losses in the event of a future catastrophe to ensure that liquidity demands associated with policyholder obligations can be met.

These bonds are secured by pledged revenues which consist of monies and investments held in accounts established under the trust indenture, proceeds from any surcharges, regular and emergency assessments, and/or reimbursements received from the Florida Hurricane Catastrophe Fund (FHCF).

During 2022, cash outflows associated with Citizens' Senior Secured Bonds totaled 160,000 in principal repayments and \$17,717 in interest obligations. Net interest expense of \$11,983 includes net amortization of bond premiums of \$5,073 for the year ended December 31, 2022.

**Citizens Property Insurance Corporation
Management's Discussion & Analysis**

Other liabilities

Effective July 1, 2015, Citizens terminated the 2005 Citizens Emergency Assessment that was activated as a result of unprecedented storm activity during 2004 and 2005 during which eight hurricanes made landfall in various southern US states, including Florida. The collection of these assessment funds were used for debt service obligations incurred in connection with the now defeased 2007A post-event bonds that were issued to provide claims paying resources to Citizens. Amounts collected by Citizens in excess of the 2005 Citizens Emergency Assessment levy are held in a reserve account and may be used by Citizens to offset future plan year deficits as approved by Citizens Board of Governors and the Office of Insurance Regulation. At December 31, 2022 and 2021, funds held in this reserve totaled \$140,790.

Operating Revenue

A summary of Citizens Statements of Revenues, Expenses and Changes in Net Position and certain key financial ratios are presented below:

	<u>2022</u>	<u>2021 As Restated</u>	<u>2020*</u>	<u>%Change 2022-2021</u>	<u>%Change 2021-2020</u>
Operating revenue:					
Premiums earned	\$ 1,897,813	\$ 1,009,120	\$ 761,577	88.1 %	32.5 %
Operating expenses:					
Losses and loss adjustment expenses incurred	3,879,767	874,146	620,060	343.8 %	41.0 %
Other underwriting expenses	465,995	302,835	239,844	53.9 %	26.3 %
Total expenses	4,345,762	1,176,981	859,904	269.2 %	36.9 %
Operating loss	(2,447,949)	(167,861)	(98,327)	(1,358.3) %	(70.7) %
Non-operating income (expense)	(818,471)	(119,272)	557,614	(586.2) %	(121.4) %
Change in net position	\$ (3,266,420)	\$ (287,133)	\$ 459,287	(1,037.6) %	(162.5) %
Policies in-force (as of year-end)	1,145,809	759,305	531,172	50.9 %	42.9 %
Policies serviced (as of year-end)	1,154,978	761,149	537,068	51.7 %	41.7 %
Underwriting ratios:					
Net loss and LAE ratio (calendar year)	204%	87%	81%	117.0 %	6.0 %
Expense ratio (calculated on net premiums earned)	24%	30%	31%	(6.0) %	(1.0)%
Combined ratio	228%	117%	112%	211.0 %	(5.0)%

***Management has elected not to restate the 2020 data presented in the table above for activity related to the implementation of GASB 87 – Leases. The effect of the omitted restatement was not considered material.*

Citizens Property Insurance Corporation Management's Discussion & Analysis

Operating loss

For 2022, the operating loss of \$2,447,949 represents an increase of \$2,280,088 for 2022 as compared to the operating loss reported for 2021. Net retained losses and LAE associated with Hurricane Ian along with development on net Hurricane Irma losses and LAE and 2020 storm activity (Hurricanes Sally and Eta) contributed most significantly to the 2022 operating loss.

Direct Written Premium

During 2022, consolidated direct written premium increased \$1,375,945 (76%). By account, increases in direct written premium were \$993,084 (78%), \$46,899 (261%), and \$335,963 (65%) within the PLA, CLA, and Coastal Account, respectively.

Personal Lines Account

At December 31, 2022, the number of policies inforce within the Personal Lines Account was approximately 920,000 reflecting a 56% increase relative to December 31, 2021. Premiums ceded through depopulation during 2022 were \$22,866 or \$19,520 (583%) more than in 2021.

Commercial Lines Account

At December 31, 2022, the number of policies inforce within the CLA was approximately 1,100 reflecting a 48% increase. During 2022, the number of new policies written significantly exceeded the number of cancellations and non-renewals. No premiums were ceded through depopulation during 2022.

Coastal Account

At December 31, 2022, the number of policies inforce within the Coastal Account was approximately 230,000 reflecting a 34% increase relative to December 31, 2021. An increase of 80,000 new business policies contributed most significantly to the increase in policies inforce within the Coastal Account. Premiums ceded through depopulation of \$1,203 during 2022 were comparatively unchanged from 2021.

An adjustment to the 2021 rates from the limited reinsurance filing went into effect in February 2022. Annual rate filings went into effect October 2022 for commercial policies and November 2022 for personal lines policies. Additionally, the maximum allowed rate increase for individual policies allowed under the statutory glide path increased from 11% prior to 2023 to 12% in 2023.

The 2023 annual rate filings are expected to take effect on October 2023 for commercial policies, and November 2023 for personal lines policies. The maximum allowed rate increase under the statutory glidepath will also increase again, from 12% in 2023 to 13% in 2024.

Losses and LAE incurred

Notwithstanding an increase in personal lines policies, non-catastrophe loss and LAE ratios improved modestly during 2022, driven by decreasing litigation rates on non-weather water loss claims from recent accident years. The PLA continues to be the largest segment of Citizens' overall book of business comprising 71% of all premium. With this proportional significance, Citizens' consolidated underwriting results will continue to be dominated by underwriting results within the PLA.

On September 28, 2022, Hurricane Ian made landfall in Southwest Florida. Consolidated ultimate direct losses and LAE at December 31, 2022 were \$3,597,442. Of this, \$1,026,468 is recoverable under Citizens' reinsurance contracts, resulting in a net financial impact to Citizens of \$2,570,974. As of December 31, 2022, approximately 60,000 claims have been reported, with an ultimate projected claim count of approximately 72,000.

Citizens Property Insurance Corporation Management's Discussion & Analysis

Based on development patterns of Hurricane Irma and Tropical Storm Eta, and considering the location of the claims being reported and whether there was an AOB and/or representation at first notice of loss, litigation rates of approximately 10% in the PLA and 5% in the Coastal Account are projected. For perspective, the litigation rates within the PLA and Coastal Account for Hurricane Irma are 23% and 15%, respectively.

On November 10, 2022, Hurricane Nicole made landfall south of Vero Beach. Consolidated ultimate direct losses and LAE related to Hurricane Nicole were \$96,076. Given the level of maturity of this storm, it is very likely that this initial estimate will change at the end of the first quarter of 2023 as additional claims-related information becomes available. As of December 31, 2022 no reinsurance recoverables have been recorded for this event.

Consolidated ultimate direct losses and LAE related to Hurricane Irma were \$2,553,813, reflecting an increase of approximately \$159,833 from the prior year. Of the total direct losses and LAE, \$1,125,745 is recoverable under Citizens' reinsurance contracts. In 2022, close to 700 claims that were closed and not in litigation as of December 31, 2021, reopened and entered litigation and are pending as of December 31, 2022. In addition to the impact of claims reopening and entering litigation in 2022, there was upward development on the claims that were closed in 2022 as well.

Consolidated ultimate direct losses and LAE related to Hurricane Michael were \$148,400, reflecting a decrease of \$1,597 in estimates from the prior year. No reinsurance recoveries from Hurricane Michael have been recorded due to loss levels not meeting the retention of Citizens' reinsurance contracts.

Consolidated ultimate direct losses and LAE related to Tropical Storms Sally and Eta were \$304,679 an increase of \$66,619 from the prior year. No reinsurance recoveries have been recorded due to loss levels not meeting the retention of Citizens' reinsurance contracts. The primary driver of the increase in these losses was due to Tropical Storm Eta in the PLA, where the litigation rate is over 40%. As of December 31, 2022, there are over 2,700 pending claims related to Tropical Storm Eta.

The 2022 non-catastrophe loss and LAE ratio for the PLA and Coastal account are comparatively unchanged relative to 2021. The dominant driver behind the improvement in loss and LAE over the past several years has been the improvement in litigation rates, which continues to be the single most important factor in non-catastrophe losses and LAE, and which have remained stable for non-catastrophe losses in 2022. The underlying CLA loss and LAE ratio is inherently volatile due to the low premium volume and large potential impact of a few claims.

Within the CLA, losses and LAE related to sinkhole claims were relatively unchanged, however, volatility in these outstanding sinkhole claims have the potential to contribute to material quarterly variances in the reported loss and LAE ratios in future periods. While loss and LAE development within the CLA are less significant to the accident years to which they relate, the diminishing size of the overall commercial lines book of business leaves it more susceptible to material swings in the loss and LAE ratio as a result of development in prior accident years when the commercial lines book of business was considerably larger.

Administrative expenses reclassified to LAE are assigned to prior accident years based on the number of claims closed for the current and each prior accident year. Accordingly, fluctuations in the number of claims closed and the fraction of claims closed for each accident year can lead to adverse or favorable development of LAE in prior accident years.

3. Net investment income and interest expense

Net investment income consists of interest earned on Citizens' invested assets, net realized and unrealized gains on sales of invested assets, and interest expense incurred on senior secured bonds outstanding. Total investment losses for 2022 were \$810,711 or \$703,256 more than 2021. Net realized and unrealized losses during 2022 were \$5,901 and \$1,022,508, respectively, marking an increase in unrealized losses of \$652,239 compared to 2021. Average invested assets decreased \$140,506 (1.5%) over the same comparable period. The decrease in total investment income was principally driven by a decrease in overall interest rates and an increase in cash and equivalents held near the end of the year. These factors caused downward pressure on portfolio returns. Additionally, reductions in tax-exempt holdings, resulting from the maturities of senior secured bonds, contributed to the decline in earned investment income. Interest expense incurred on senior secured bonds outstanding were \$11,983 during 2022 in comparison to \$24,057 in 2021. The decrease was driven by reductions in pre-event bonds outstanding during 2021.

4. Subsequent Events

Subsequent events have been considered through June 1, 2023, the date of issuance of these financial statements.

There were no events occurring subsequent to the end of the year that merit recognition or disclosure in these statements.

Citizens Property Insurance Corporation
Statements of Net Position
December 31, 2022 and 2021
(Dollars in thousands)

	<u>2022</u>	<u>2021</u> <u>As Restated</u>
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 599,382	\$ 1,105,399
Short-term investments	310,792	291,644
Investment income due and accrued	60,009	48,249
Reinsurance recoverable on paid losses and LAE	36,083	55,505
Premiums receivable, net	221,540	135,686
Premiums receivable from assuming companies, net	126	88
Other current assets	152,684	9,077
Total current assets	<u>1,380,616</u>	<u>1,645,648</u>
Noncurrent assets:		
Long-term investments	7,560,506	7,876,255
Lease Asset (GASB 87)	49,648	53,921
Capital assets	317	823
Total noncurrent assets	<u>7,610,471</u>	<u>7,930,999</u>
Total assets	<u>\$ 8,991,087</u>	<u>\$ 9,576,647</u>
LIABILITIES		
Current liabilities:		
Loss reserves, net	\$ 1,624,585	\$ 581,479
Loss adjustment expense reserves, net	993,452	424,430
Unearned premiums, net	1,704,720	977,274
Reinsurance premiums payable	107,215	120,959
Advance premiums and suspended cash	55,790	30,369
Return premiums payable	13,954	9,728
Interest payable	1,146	1,807
Current portion of long-term debt	-	160,780
Current portion of lease liability (GASB 87)	3,374	3,249
Outstanding checks in excess of deposits	456,173	-
Other current liabilities	122,231	84,082
Total current liabilities	<u>5,082,640</u>	<u>2,394,157</u>
Noncurrent liabilities:		
Long-term debt	285,973	290,266
Lease Liability (GASB 87)	48,284	51,658
Reserve for future assessments	140,790	140,790
Total noncurrent liabilities	<u>475,047</u>	<u>482,714</u>
Total liabilities	<u>\$ 5,557,687</u>	<u>\$ 2,876,871</u>
Net position:		
Invested in capital assets	\$ 317	\$ 823
Unrestricted	3,433,083	6,698,953
Total net position	<u>\$ 3,433,400</u>	<u>\$ 6,699,776</u>

See accompanying notes.

Citizens Property Insurance Corporation
Statements of Revenues, Expenses and Changes in Net Position
Years Ended December 31, 2022 and 2021
(Dollars in thousands)

	2022	2021 As Restated
Operating revenue:		
Net premiums earned	\$ 1,897,813	\$ 1,009,120
Operating expenses:		
Net losses incurred	2,888,917	530,792
Net loss adjustment expenses incurred	990,850	343,354
Service company fees	10,268	6,099
Agent commissions	234,959	128,860
Taxes and fees	54,059	23,328
Other underwriting expenses	166,709	144,548
Total operating expenses	4,345,762	1,176,981
Operating loss	(2,447,949)	(167,861)
Nonoperating revenues (expenses):		
Net investment income	(810,711)	(107,455)
Net interest expense	(11,983)	(24,057)
Other income	4,223	12,240
Total nonoperating income (loss)	(818,471)	(119,272)
Change in net position	(3,266,420)	(287,133)
Net position, beginning of year	6,699,776	6,983,319
Cumulative Effective of Change in Accounting Principle (GASB 87)	-	3,068
Other changes in net position	44	522
Net position, end of year	\$ 3,433,400	\$ 6,699,776

Citizens Property Insurance Corporation
Statements of Cash Flows
Years Ended December 31, 2022 and 2021
(Dollars in thousands)

	<u>2022</u>	<u>2021</u> <u>As Restated</u>
Cash flows from operating activities:		
Premiums collected, net of reinsurance	\$ 2,558,158	\$ 1,422,076
Net losses and loss adjustment expenses paid	(2,247,541)	(618,036)
Payments to employees for services	(118,960)	(103,184)
Payments for underwriting expenses	154,314	(199,510)
Net cash (used in) provided by operating activities	<u>345,971</u>	<u>501,346</u>
Cash flows from noncapital financing activities:		
Debt redemption	(160,000)	(385,000)
Interest paid	(17,717)	(36,884)
Other non-operating receipts	15,984	3,930
Net cash used in noncapital financing activities	<u>(161,733)</u>	<u>(417,954)</u>
Cash flows from capital and related financing activities:		
Capital assets acquired	919	295
Net cash provided by capital and related financing activities	<u>919</u>	<u>295</u>
Cash flows from investing activities:		
Proceeds from investments sold, matured or repaid	1,858,405	3,594,899
Investment acquisition	(2,616,892)	(3,337,351)
Interest income received	67,313	223,571
Net cash (used in) provided by investing activities	<u>(691,174)</u>	<u>481,119</u>
Net change in cash and cash equivalents	<u>(506,017)</u>	<u>564,806</u>
Cash and cash equivalents, beginning of year	<u>1,105,399</u>	<u>540,593</u>
Cash and cash equivalents, end of year	<u>\$ 599,382</u>	<u>\$ 1,105,399</u>

Citizens Property Insurance Corporation
Statements of Cash Flows
Years Ended December 31, 2022 and 2021
(Dollars in thousands)

(Continued)

	<u>2022</u>	<u>2021</u> <u>As Restated</u>
Reconciliation of operating loss to net cash provided by (used in) operating activities:		
Operating loss	\$ (2,447,949)	\$ (167,861)
Adjustments to reconcile net cash used in operating activities:		
Depreciation expense	580	1,156
(Increase) decrease in operating assets:		
Reinsurance recoverable on paid losses and LAE	19,419	14,955
Premiums receivable	(85,854)	(32,875)
Premiums receivable from assuming companies	(38)	229
Other current assets	11,359	(1,255)
Increase (decrease) in operating liabilities:		
Loss and loss adjustment expense reserves	1,612,128	238,843
Unearned premiums, net	727,444	349,321
Reinsurance premiums payable	13,744	76,918
Advance premiums and suspended cash	(25,422)	9,935
Outstanding checks in excess of deposits	456,173	-
Other current liabilities	64,387	11,980
Net cash provided by (used in) operating activities	<u>\$ 345,971</u>	<u>\$ 501,346</u>

Notes to Financial Statements

1. Organization and Description of the Company

Citizens Property Insurance Corporation (Citizens) 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. This legislation was enacted such 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 Department of Financial Services, Office of Insurance Regulation (the Office). Likewise, Citizens is not subject to Risk-Based Capital (RBC) requirements or required to have a pledged deposit on file with the State of Florida. 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.

Citizens operates pursuant to a Plan of Operation (the Plan), under the Act, 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 of Florida.

Citizens is supervised by a Board of Governors (the Board) which consists of nine individuals who reside in the State of Florida. The Governor appoints three members, and 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 and Chief Executive Officer (Executive Director) and senior managers are engaged by and serve at the pleasure of the Board. The Executive Director 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 (collectively, the Accounts). A brief history of each account follows:

- *Personal Lines Account History* - The 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 (PLA) under Citizens.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

- *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 (CLA) 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 CLA.
- *Coastal Account History* - The FWUA, which was a residual market mechanism for windstorm and hail coverage in select areas of the State of Florida, 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 of Florida. 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.

Criteria for defining the reporting entity are identified and described in the Governmental Accounting Standards Board's Codification of Governmental Accounting and Financial Reporting Standards, Sections 2100 and 2600. Application of these criteria determines potential component units for which the primary government is financially accountable and other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the primary government's financial statements to be misleading or incomplete. Based on the application of these criteria, Citizens is a component unit of the State of Florida, and its financial activity is reported in the state's Comprehensive Annual Financial Report by discrete presentation.

The financial statements presented herein relate solely to the financial position and results of operations of Citizens and are not intended to present the financial position of the State of Florida or the results of its operations or its cash flows.

Citizens has determined that it has no component units that should be included in its separately reported financial statements. However, the Florida Market Assistance Plan (FMAP) is a financially related entity. FMAP is a 501(c)(6) entity created by Section 627.3515, Florida Statutes. FMAP was created for the purpose of assisting in the placement of applicants who are unable to procure property or casualty insurance coverage from authorized insurers when such insurance is otherwise generally available. As provided in FMAP's enabling legislation, each person serving on the Board of Citizens also serves on the Board of FMAP.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

In addition, Citizens is required to fund any deficit incurred by FMAP in performing its statutory purpose. No such funding has taken place from FMAP inception through December 31, 2022.

2. Summary of Significant Accounting Policies

Basis of Presentation

The accounting policies and practices of Citizens conform to accounting principles generally accepted in the United States (U.S. GAAP) applicable to a proprietary fund of a government unit. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

GASB Statement No. 34, *Basic Financial Statements - and Management Discussion and Analysis - for State and Local Government*, established standards for financial reporting for all state and local governmental entities, which includes a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Net Position, and a Statement of Cash Flows. It requires net position to be classified and reported in three components: invested in capital assets; restricted; and unrestricted. These classifications are defined as follows:

- Invested in capital assets - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of invested in capital assets, net of related debt. Rather, that portion of the debt is included in the same net position component as the unspent proceeds. As of December 31, 2021 and 2020, Citizens did not have any outstanding debt that was attributable to capital assets.
- Restricted - This component of net position includes assets subject to external constraints imposed by creditors (such as through debt covenants), grantors, contributors, laws or regulations of other governments, or constraints imposed by law through constitutional provisions or enabling legislation. Restricted net position on the statements of net position includes funds advanced to Citizens by the Florida Surplus Lines Service Office (FSLSO) for obligations under the 2005 Citizens Emergency Assessment.
- Unrestricted - This component of net position consists of assets that do not meet the definition of "Restricted" or "Invested in capital assets."

Use of Estimates

The preparation of the financial statements in accordance with U.S GAAP 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.

Measurement Focus

As an enterprise fund, Citizens' financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. All assets and liabilities associated with the operations of Citizens are included in the statements of net position. The statements of revenues, expenses and changes in net position presents increases (revenues) and decreases (expenses) in total net position. The statements of cash flows provides information about how Citizens finances and meets the cash flow needs of its activities.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

Cash, Cash Equivalents, and Investments

Cash and cash equivalents consists of demand deposits held with financial institutions, various highly liquid money market funds, other short-term corporate obligations and agency discount notes. Demand deposits and highly liquid investments with original maturities of three months or less at the time of acquisition are considered to be cash and cash equivalents. Money-market funds, including money-market mutual funds, are included in the statements of net position as cash equivalents.

Short-term investments consist of commercial paper, short-term municipal securities, short-term corporate bonds and U.S. government agency notes. Short-term investments are classified as all securities with original maturities greater than three months and less than twelve months at the time of acquisition.

Long-term investments consist solely of debt securities issued by municipal bodies, U.S. Treasury, U.S. government agencies, asset-backed securities, and corporate bonds with an original maturity greater than twelve months at the time of acquisition.

Such investments are recorded at fair value, which is generally based on independent quoted market prices. If quoted market prices are not available, broker quotes or an estimation of the current liquidation values is determined through a collaborative process among various pricing experts and sources in the marketplace. Changes in fair value are reflected as a component of net investment income.

When, in the opinion of management, a decline in the estimated fair value of an investment is considered to be other than temporary, the investment is written down to its estimated fair value. The determination of an other than temporary decline in estimated fair value includes, in addition to other relevant factors, consideration of the nature of the investments, the severity of the impairments, including the number of securities impaired, and the duration of the impairment.

Net Investment Income

Net investment income includes interest income, amortization and accretion, changes in unrealized gains and losses based on estimated fair value, and realized gains and losses on sales of investments that are recognized on the specific identification basis. The calculation of realized gains and losses is independent of a calculation of the net change in the fair value of investments. Realized gains and losses on investments that had been held in more than one fiscal year and sold in the current year were included as a change in the fair value of investments reported in the prior year(s) and the current year and included in net investment income in the statements of revenues, expenses and changes in net position. Gains and losses from call redemptions and repayments are charged to investment income.

Capital Assets

Capital assets are depreciated using the straight-line method over the assets' estimated useful life. The estimated useful lives, by asset class, are as follows:

Electronic data processing (EDP) equipment:	3 years
Office equipment and automobiles:	5 years
Furniture and equipment:	7 years
Leasehold improvements:	10 years

The cost and accumulated depreciation for capital assets was \$52,122 and \$51,805 at December 31, 2022, and \$64,652 and \$63,829 at December 31, 2021, respectively. Depreciation and amortization expense was \$592 and \$1,172 for the years ended December 31, 2022 and 2021, respectively and is included in other underwriting expenses on the accompanying statements of revenues, expenses and changes in net position.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

Loss Reserves and Loss Adjustment Expense Reserves

Liabilities for loss reserves and loss adjustment expense (LAE) reserves are estimated based on claims adjusters' evaluations and on actuarial evaluations for incurred but not reported reserves, using Citizens' loss experience and industry statistics. While the ultimate amount of losses and LAE 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 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 LAE reserves. The anticipated effect of inflation is implicitly considered when estimating liabilities for losses and LAE. While anticipated price increases due to inflation are considered in estimating the ultimate claim costs, the increase in average severities of claims is caused by a number of factors that vary with the individual type of policy written. Future average severities are projected based on historical trends adjusted for implemented changes in underwriting standards, policy provisions, and general economic trends. Those anticipated trends are monitored based on actual development and the estimated liabilities are modified, if necessary.

In the event of loss recoveries through reinsurance agreements, loss and LAE reserves are reported net of reinsurance amounts recoverable for unpaid losses and LAE. Losses and LAE incurred and ceded through reinsurance are credited against losses and LAE incurred.

Salvage and subrogation recoveries are not recorded until cash is received.

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 reporting period are recorded as unearned premiums. Premiums collected prior to the effective date of the policy are recorded as advance premiums. Amounts incurred for ceded reinsurance premiums are deducted from written, earned and unearned premiums. Funds collected that are not readily identifiable with a Citizens policy, primarily as a result of depopulation, are temporarily recorded as suspended cash until such time as the funds can be settled or returned by Citizens.

If anticipated losses and LAE exceed Citizens' recorded unearned premium reserve, a premium deficiency is recognized by recording an additional liability for the deficiency. Citizens anticipates investment income as a factor in the premium deficiency calculation. For purposes of determining premium deficiencies, contracts are grouped in a manner consistent with how Citizens' policies are marketed, serviced, and measured for the profitability of such contracts. Additionally, Citizens' premium deficiency calculation is performed separately for the Accounts. At December 31, 2022 and 2021, management determined that no premium deficiency reserve was required.

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. An allowance for doubtful accounts is recorded for the estimated uncollectible amounts, and amounted to \$2,886 and \$2,873 at December 31, 2022 and 2021, respectively.

Premium revenues and associated policy fees and inspection fees are recognized in accordance with the rates, rules, and forms as filed with the Office and included within net premiums earned and other income, respectively.

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from premiums charged to policyholders. Operating expenses include incurred losses, LAE, policy acquisition costs and necessary costs incurred to provide and administer residential and commercial property insurance coverage and to carry out programs for the reduction of new and renewal writings.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

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 policyholders and collected by Citizens, and remitted to FIGA on a quarterly basis. Amounts collected from policyholders but not yet remitted to FIGA are reported within Taxes and fees payable on the accompanying statements of net position until remitted to FIGA.

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 and the Office and levied by Citizens (see Note 14). Assessment receivables are considered to be fully collectible. Under the Plan, amounts collected in excess of the calculated assessment are carried as a liability on the accompanying statements of net position as reserve for future assessments until such time as their permitted use is determined by the Board in accordance with the Plan.

Reinsurance

Premiums ceded under reinsurance agreements are recorded as a reduction of earned premiums. Reinsurance recoverables on unpaid losses and LAE are recorded as a reduction to loss and LAE reserves. Reinsurance recoverables on paid losses and LAE 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, while depopulation premiums ceded are earned pro-rata over the life of the underlying policies. Premiums ceded include Florida Hurricane Catastrophe Fund (FHCF), private catastrophic reinsurance purchases and depopulation premiums.

Premiums receivable from assuming companies contracts represent amounts receivable from reinsurers on depopulation premiums. Reinsurance premiums payable represent amounts due to reinsurers and are presented as a liability. For multi-year treaties, ceded reinsurance is incurred in the treaty year in proportion to the coverage provided and amortized over the life of the hurricane season. Amounts unpaid for the current treaty year are recorded as reinsurance payable under the terms of the treaty.

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 in 2022 and 2021.

Significant Concentrations of Risks

Citizens has geographic exposure to catastrophic losses. Catastrophes can be caused by various events including, but not limited to, hurricanes, windstorms, hail and fire. The occurrence and severity of catastrophes are inherently unpredictable. Citizens attempts to mitigate its exposure to losses from catastrophes by purchasing catastrophe reinsurance coverage. Catastrophes, depending on their path and severity, could result in losses exceeding Citizens' reinsurance protection, and could have a material adverse effect on Citizens' financial condition and results of operations.

Citizens' exposure to concentrations of credit risk consists primarily of its cash, investments, and reinsurance balances. Citizens minimizes this risk by maintaining cash at highly rated financial institutions, adhering to an investment strategy that emphasizes preservation of principal and contracting with reinsurance companies that meet certain rating criteria and other qualifications. Financial instruments that potentially subject Citizens to concentrations of credit risk consist principally of cash and cash equivalents, and investments.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

Citizens' cash management and investment policies restrict investments by type, credit and issuer, and Citizens performs periodic evaluations of the credit standing of the financial institutions with which it deals. Deposits with financial institutions are insured by the Federal Deposit Insurance Corporation up to \$250 per depositor. Bank deposits at times may exceed federally insured limits. An increased risk of loss occurs as more investments are acquired from one issuer or a group of issuers within one industry which results in a concentration of credit risk. Excluding securities issued by U.S. Government & Agencies, Citizens does not hold any securities from any single issuer that exceeded 5% of the investment portfolio. Citizens' investment strategy focuses primarily on higher quality, fixed income securities. Citizens reviews the credit strength of all entities in which it invests, limits its exposure in any one investment, and monitors portfolio quality, taking into account credit ratings assigned by recognized credit rating organizations. Citizens enters into reinsurance treaties with highly rated reinsurers and obtains a letter of credit from any unauthorized reinsurer and certain certified reinsurers. As of December 31, 2022, management believes Citizens had no significant concentrations of credit risk.

Citizens is exposed to interest rate risk, which is the risk that interest rates will change and cause a decrease in the value of fixed-rate investments. Citizens mitigates this risk by attempting to match the maturity schedule of its assets with the expected payout of its liabilities.

Application of Recent Accounting Pronouncements

Citizens implemented GASB Statement No. 87 – *Leases*, which requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows, or outflows, of resources based upon the payment provisions of the contract. The new Statement establishes a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. Under the guidance, lessees are required to recognize lease assets and lease liabilities in the statements of net position, unless the lease is a short-term lease (under twelve months), or it transfers ownership of the underlying asset. The lessee should reduce the lease liability over the lease term as payments are made and recognize an expense for interest on the liability. Citizens has elected the full retrospective implementation method, which requires restatement of all prior period financial information presented.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

The effect of the restatement on the statement of net position for the year ended December 31, 2021, was as follows:

	<u>As Previously Reported</u>	<u>Adjustment</u>	<u>As Restated</u>
Noncurrent assets:			
Lease asset, net (GASB 87)	\$ -	\$ 53,921	\$ 53,921
Total noncurrent assets	7,877,078	53,921	7,930,999
Total assets	9,522,726	53,921	9,576,647
Current liabilities:			
Current portion of lease liability (GASB 87)	-	3,249	3,249
Other current liabilities	86,789	(2,707)	84,082
Total current liabilities	2,393,615	542	2,394,157
Noncurrent liabilities:			
Lease liability (GASB 87)	-	51,658	51,658
Total noncurrent liabilities	431,056	51,658	482,714
Net position, beginning of year	6,698,055	1,721	6,699,776

The effect of the restatement on the statement of activities for the year ended December 31, 2021, was as follows:

	<u>As previously Reported</u>	<u>Adjustment</u>	<u>As Restated</u>
Operating expenses:			
Other underwriting expenses-			
Interest and Amortization Expense – GASB 87	\$ 143,201	\$ 1,347	\$ 144,548
Total operating expenses	1,175,634	1,347	1,176,981
Operating loss	(166,514)	1,347	(167,861)
Change in net position	(285,786)	1,347	(287,133)
Net position, beginning of year	6,983,841	(3,068)	6,980,773
Net position, end of year	6,698,055	1,721	6,699,776

A lease is defined as a contract that conveys control of the right to use another entity's nonfinancial assets (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of nonfinancial assets include buildings, land, vehicles, and equipment. Any contract that meets the definition should be accounted for under the lease guidance, unless specifically excluded in the Statement.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

In March 2020, the GASB issued Statement No. 93 – *Replacement of Interbank Offered Rates*. This guidance is provided in response to the planned cessation of the Interbank Offered Rate (IBOR), most notably the London Interbank Offered Rate (LIBOR), in 2021. Historically, the LIBOR rate has served as a widely-used benchmark interest rate on floating rate debt and other variable rate interest-bearing securities. New, acceptable benchmarks may include the U.S. Treasury rate, the Effective Federal Funds Rate (EFFR), or the Secured Overnight Financing Rate (SOFR). This statement is effective for periods ending after June 15, 2020 and shall be applied retroactively to all periods presented. Citizens determined the adoption to not have a material impact on the financial statements.

In June of 2020, the GASB issued Statement No. 96 – *Subscription-Based Information Technology Arrangements (SBITAs)*. The guidance addresses the accounting for the costs related to cloud computing arrangements. The accounting and disclosure guidance provided by this standard closely mirrors the lease guidance provided in Statement No. 87 – *Leases*; however focuses more on technology arrangements rather than the conveyance of the right to use physical assets. The statement effective date is for reporting periods beginning after June 15, 2022. Citizens is currently evaluating the impact of this statement on the financial statements.

3. Fair Value Measurements

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: Inputs to the valuation methodology are quoted prices (unadjusted) for identical assets or liabilities traded in active markets.
- Level 2: Inputs to the valuation methodology include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability and market corroborated inputs.
- Level 3: Inputs to the valuation methodology are unobservable for the asset or liability and are significant to the fair value measurement, and includes broker quotes which are non-binding.

At December 31, 2022 and 2021, Citizens financial assets measured at estimated fair value on a recurring basis include long-term and short-term investments. Citizens has no financial liabilities measured at estimated fair value on a recurring basis.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

The following tables reflect the estimated fair values of all assets and liabilities that are financial instruments at December 31, 2022 and 2021, including those measured at estimated fair value on a recurring basis. The estimated fair values are categorized into the three-level fair value hierarchy as described below.

	2022			
	<u>Estimated Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Financial assets:				
Long-term investments	\$ 7,560,506	\$ 1,466,519	\$ 6,093,987	\$ -
Short-term investments	310,792	299,082	11,710	-
Cash and cash equivalents	599,382	567,671	31,711	-
Investment income due and accrued	<u>60,009</u>	<u>-</u>	<u>60,009</u>	<u>-</u>
Total financial assets	<u>\$ 8,530,689</u>	<u>\$ 2,333,272</u>	<u>\$ 6,197,417</u>	<u>\$ -</u>
Financial liabilities:				
Long-term debt	\$ 286,784	\$ -	\$ 286,784	\$ -
Interest payable	<u>1,146</u>	<u>-</u>	<u>1,146</u>	<u>-</u>
Total financial liabilities	<u>\$ 287,930</u>	<u>\$ -</u>	<u>\$ 287,930</u>	<u>\$ -</u>

	2021			
	<u>Estimated Fair Value</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>
Financial assets:				
Long-term investments	\$ 7,876,255	\$ 1,556,204	\$ 6,320,051	\$ -
Short-term investments	291,645	277,152	14,493	-
Cash and cash equivalents	1,105,399	1,101,832	3,567	-
Investment income due and accrued	<u>48,249</u>	<u>-</u>	<u>48,249</u>	<u>-</u>
Total financial assets	<u>\$ 9,321,548</u>	<u>\$ 2,935,188</u>	<u>\$ 6,386,360</u>	<u>\$ -</u>
Financial liabilities:				
Long-term debt	\$ 473,875	\$ -	\$ 473,875	\$ -
Interest payable	<u>1,807</u>	<u>-</u>	<u>1,807</u>	<u>-</u>
Total financial liabilities	<u>\$ 475,682</u>	<u>\$ -</u>	<u>\$ 475,682</u>	<u>\$ -</u>

The following describes fair value methodologies that may not be indicative of net realizable value or reflective of future fair values. Furthermore, Citizens believes different methodologies or assumptions used to determine fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

Long-term and Short-Term Investments

When available, the estimated fair values are based on quoted prices in active markets that are readily and regularly obtainable. Generally, these investments are classified in Level 1 and are the most liquid of Citizens' securities holdings, and valuation of these securities does not involve management's judgment.

When quoted prices in active markets are not available, the determination of estimated fair value is based on market standard valuation methodologies, giving priority to observable inputs.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

The significant inputs to the market standard valuation methodologies for certain types of securities with reasonable levels of price transparency are inputs that are observable in the market or which can be derived principally from or corroborated by observable market data. Generally, these investments are classified as Level 2.

When observable inputs are not available, the market standard valuation methodologies for determining the estimated fair value of certain types of securities that trade infrequently, and therefore have little or no price transparency, rely on inputs that are significant to the estimated fair value that are not observable in the market or which cannot be derived principally from or corroborated by observable market data. These unobservable inputs can be based in large part on management's judgment or estimation and cannot be supported by reference or market activity. Generally, these investments are classified as Level 3.

Cash and Cash Equivalents

The estimated fair value of cash and cash equivalents, including restricted cash and cash equivalents, that represent highly liquid deposits generally approximates carrying value and is classified as Level 1. The estimated fair value of investment securities classified as cash equivalents is determined based on significant observable inputs and is generally classified as Level 2

Investment Income Due and Accrued and Interest Payable

The estimated fair value is determined based on significant observable inputs. These amounts are generally classified as Level 2.

Long-term Debt

Citizens' bonds trade on the bond market. The estimated fair value is based on trading activity and closing market prices on December 31.

At the end of each reporting period, Citizens evaluates whether or not any event has occurred or circumstances have changed that would cause an instrument to be transferred between Levels 1 and 2. This policy also applies to transfers into or out of Level 3. No transfers were made between levels during the years ended December 31, 2022 and 2021.

4. Investments

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

- Liquidity Fund (Taxable): generally this policy governs the investment of funds and surplus that, in addition to internally managed cash, are the first monies 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 governs the investment of tax-exempt pre-event bond proceeds and other monies required to be invested in tax-exempt instruments. Citizens uses these monies to pay claims after an event or to pay principal and / or interest payments on an as needed basis.
- Claims-Paying Fund (Taxable): generally this policy governs the investment of funds used to pay post-event claims after Citizens has expended all monies in the Liquidity Fund. Only monies eligible for investment in taxable instruments are deposited in this fund.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

- **Claims-Paying Fund (Tax-exempt):** generally this policy governs the investment of tax-exempt pre-event bond proceeds and other monies required to be invested in tax-exempt instruments. Citizens uses these monies to pay claims after an event, typically after all funds in the Liquidity Fund have been expended.
- **Claims-Paying Long Duration Fund (Taxable):** generally this policy governs the investment of funds that will be used to pay post-event claims after Citizens has expended all monies in the Liquidity Funds and Claims-Paying Funds.

Citizens did not recognize any other-than-temporary impairments during the year ended December 31, 2022. Citizens evaluates external indicators, such as issuer credit ratings along with the extent and duration of the declines, and internal indicators such as ability and intent with respect to retention of impaired securities in determining whether declines in market value are temporary or other-than-temporary.

Custodial Credit Risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, Citizens would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Citizens had no investments with custodial credit risk as of December 31, 2022 and 2021, respectively. All investments were held by Citizens or its agent in Citizens' name.

Concentration of Credit Risk - An increased risk of loss occurs as more investments are acquired from one issuer or a group of issuers with one industry which results in a concentration of credit risk. Excluding securities issued by U.S. Government & Agencies, Citizens does not hold any securities from any single issuer that exceeded 3% of the taxable investment portfolios and 5% of the tax-exempt investment portfolios.

Interest Rate Risk - Interest rate risk exists when there is a possibility that changes in interest rates could adversely affect an investment's fair value. Citizens measures this risk by using the weighted average maturity (WAM) method and a set limit on the maximum WAM for each investment policy. Citizens' investment policies require that the WAM of the Liquidity Fund (taxable), Claims Paying Fund (taxable) and Claims Paying Long Duration Fund (taxable) portfolios not exceed 548 days, 6 years and 10 years, respectively, whereas the WAM for the Claims Paying Fund (tax-exempt) portfolios not exceed 3 years and 6 months and 4 years for the Series 2011 and 2012, and Series 2015 portfolios, respectively. This policy takes interest rate reset dates, primarily related to tax-exempt variable rate demand notes and floating rate notes, into consideration.

Foreign Currency Risk - Citizens had no investments with foreign currency risk at December 31, 2022 and 2021, respectively. All investments are settled in U.S. dollars.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

Credit Risk Disclosure - Credit risk exists when there is a possibility the issuer or other counterparty to an investment may be unable to fulfill its obligations. All long-term and short-term securities held in the investment portfolio are generally rated by two of the three nationally recognized rating agencies. The following table presents the fair value by rating classification as reported by Moody's at December 31, 2022.

Rating	<u>Estimated Fair Value</u>
A1	\$ 795,591
A2	648,614
A3	782,353
A3e	2,104
Aa1	121,292
Aa2	234,771
Aa3	211,280
Aaa	1,971,504
Ba1	3,880
Baa1	991,622
Baa2	909,127
Baa3	254,290
NR	938,436
WR	<u>6,434</u>
	<u>\$ 7,871,298</u>

The following tables provide a summary of investments estimated fair value, amortized cost, and net unrealized gain (loss) by type as of December 31, 2022 and 2021.

	<u>2022</u>			<u>Estimated Fair Value</u>
	<u>Amortized Cost</u>	<u>Gross Unrealized Gains</u>	<u>Gross Unrealized Losses</u>	
Non-asset backed securities:				
U.S. treasury and U.S. government	\$ 1,885,504	\$ 1	\$ (127,610)	\$ 1,757,895
State, territories & possessions	105,437	-	(11,185)	94,252
Political subdivisions	119,028	-	(10,400)	108,628
Special revenue	649,562	35	(55,975)	593,622
Industrial and miscellaneous	5,637,807	47	(622,822)	5,015,032
Asset-backed securities:				
Residential and commercial mortgage backed	<u>334,137</u>	<u>-</u>	<u>(32,268)</u>	<u>301,869</u>
	<u>\$ 8,731,475</u>	<u>\$ 83</u>	<u>\$ (860,260)</u>	<u>\$ 7,871,298</u>

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

	2021			
	<u>Amortized Cost</u>	<u>Gross Unrealized Gains</u>	<u>Gross Unrealized Losses</u>	<u>Estimated Fair Value</u>
Non-asset backed securities:				
U.S. treasury and U.S. government	\$ 1,821,826	\$ 22,559	\$ (10,135)	\$ 1,834,250
State, territories & possessions	105,086	2,222	(598)	106,710
Political subdivisions	121,853	2,875	(371)	124,357
Special revenue	732,530	20,035	(4,040)	748,525
Industrial and miscellaneous	4,935,198	149,625	(31,211)	5,053,612
Asset-backed securities:				
Residential and commercial mortgage backed	<u>290,097</u>	<u>11,905</u>	<u>(1,557)</u>	<u>300,445</u>
	<u>\$ 8,006,590</u>	<u>\$ 209,221</u>	<u>\$ (47,912)</u>	<u>\$ 8,167,899</u>

The following tables summarize unrealized losses on investments by the length of time that the securities have continuously been in unrealized loss positions as of December 31, 2022 and 2021.

	2022					
	<u>Less than 12 months</u>		<u>More than 12 months</u>		<u>Total</u>	
	<u>Fair Value</u>	<u>Unrealized Loss</u>	<u>Fair Value</u>	<u>Unrealized Loss</u>	<u>Fair Value</u>	<u>Unrealized Loss</u>
U.S. treasury and U.S government	\$ 1,004,823	\$ (54,490)	\$ 714,928	\$ (73,120)	\$ 1,719,751	\$ (127,610)
States, territories and possessions	38,262	(4,030)	55,989	(7,155)	94,251	(11,185)
Political subdivisions	64,671	(6,964)	43,956	(3,436)	108,627	(10,400)
Special revenue	371,282	(30,984)	201,251	(24,991)	572,533	(55,975)
Industrial and miscellaneous	3,102,540	(292,999)	1,877,520	(329,823)	4,980,060	(622,822)
Asset-backed securities	<u>253,822</u>	<u>(21,468)</u>	<u>48,047</u>	<u>(10,800)</u>	<u>301,869</u>	<u>(32,268)</u>
Total	<u>\$ 4,835,400</u>	<u>\$ (410,935)</u>	<u>\$ 2,941,691</u>	<u>\$ (449,325)</u>	<u>\$ 7,777,091</u>	<u>\$ (860,260)</u>

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

	2021					
	Less than 12 months		More than 12 months		Total	
	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss
U.S. treasury and U.S government States, territories and possessions	\$ 867,526	\$ (6,389)	\$ 93,535	\$ (3,746)	\$ 961,061	\$ (10,135)
Political subdivisions	54,755	(562)	3,014	(36)	57,769	(598)
Special revenue	51,860	(360)	502	(11)	52,362	(371)
Industrial and miscellaneous	209,477	(2,732)	26,019	(1,308)	235,496	(4,040)
Asset-backed securities	1,546,476	(26,250)	105,275	(4,961)	1,651,751	(31,211)
	<u>136,227</u>	<u>(1,505)</u>	<u>2,861</u>	<u>(52)</u>	<u>139,088</u>	<u>(1,557)</u>
Total	<u>\$ 2,866,321</u>	<u>\$ (37,798)</u>	<u>\$ 231,206</u>	<u>\$ (10,114)</u>	<u>\$ 3,097,527</u>	<u>\$ (47,912)</u>

Citizens believes there were no fundamental issues such as credit losses or other factors with respect to any of its bond securities that are in an unrealized loss position. The unrealized losses on bonds were primarily caused by interest rate changes. It is expected that the securities would not be settled at a price less than the par value of the bonds. Citizens evaluates U.S. treasury, corporate, and state and municipal bonds based upon factors such as expected cash flows and the financial condition, and near-term and long-term prospects of the issuer, and evaluates mortgage-backed securities and asset-backed securities based on actual and projected cash flows after considering such factors as the quality of the underlying collateral, expected prepayment speeds, current and forecasted severity, consideration of the payment terms of the underlying assets, and payment priority of the security. Because the decline in fair value is attributable to changes in interest rates or market conditions and not credit quality, and because Citizens has the ability and intent to hold its bond securities until a market price recovery or maturity, Citizens does not consider any of its bonds to be other than temporarily impaired at December 31, 2022 and 2021.

The estimated fair value and amortized cost of securities at December 31, 2022 by contractual maturity, are shown below. 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.

	Estimated Fair Value	Amortized Cost
Maturity:		
In 2023	\$ 1,026,799	\$ 1,039,338
2024 - 2027	3,298,076	3,495,999
2028 - 2032	2,750,277	3,225,903
After 2032	494,277	636,099
Asset-backed securities	<u>301,869</u>	<u>334,136</u>
Total	<u>\$ 7,871,298</u>	<u>\$ 8,731,475</u>

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

Sources and uses of net investment income for the years ended December 31 were as follows:

	<u>2022</u>	<u>2021</u>
Gross interest income:		
Bonds	\$ 198,439	\$ 185,818
Cash, cash equivalents, and short-term investments	<u>23,455</u>	<u>733</u>
Total gross interest income	<u>221,894</u>	<u>186,551</u>
Net realized gains (losses):		
Net realized capital gains (losses) on sales		
Bonds	(5,776)	78,230
Cash, cash equivalents, and short-term investments	<u>(125)</u>	<u>(74)</u>
Total net realized capital gains (losses) on sales	(5,901)	78,156
Gain on optional debt redemption	<u>-</u>	<u>2,417</u>
Net realized gains (losses)	<u>(5,901)</u>	<u>80,573</u>
Net increase (decrease) in the fair value of investments	<u>(1,022,508)</u>	<u>(370,269)</u>
Investment expenses	<u>(4,196)</u>	<u>(4,310)</u>
Net investment income (loss)	<u>\$ (810,711)</u>	<u>\$ (107,455)</u>

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

5. Liability for Loss Reserves and Loss Adjustment Expense Reserves

Activity in the net liability for loss and LAE reserves for the years ended December 31, 2022 and 2021, were as follows:

	<u>2022</u>	<u>2021</u>
Direct loss and loss adjustment expense reserves, beginning of year	\$ 1,156,658	\$ 949,271
Less reinsurance recoverables on reserves	<u>(150,749)</u>	<u>(182,205)</u>
Net loss and loss adjustment expense reserves, beginning of year	<u>1,005,909</u>	<u>767,066</u>
Incurred related to:		
Current accident year	3,758,005	663,362
Prior accident years	<u>121,762</u>	<u>210,784</u>
Total incurred	<u>3,879,767</u>	<u>874,146</u>
Paid related to:		
Current accident year	1,803,556	(261,452)
Prior accident years	<u>464,083</u>	<u>(383,360)</u>
Total paid	<u>2,267,639</u>	<u>(634,812)</u>
Change in retroactive reinsurance reserves ceded	<u>-</u>	<u>(491)</u>
Net loss and loss adjustment expense reserves, end of year	2,618,037	1,005,909
Add reinsurance recoverables on reserves	<u>1,176,028</u>	<u>150,749</u>
Direct loss and loss adjustment expense reserves, end of year	<u>\$ 3,794,065</u>	<u>\$ 1,156,658</u>

As a result of changes in estimates of insured events in prior years, the provision for loss and LAE reserves increased by approximately \$121,762 and \$210,784 net of reinsurance, in 2022 and 2021, respectively. Increases in overall projected claims counts and loss severity of claims from Hurricane Irma and Tropical Storms Sally and Eta contributed most significantly to the overall increase in the provision for loss and LAE reserves of \$121,762. These adjustments are the result of ongoing analysis of recent loss development trends. Original estimates are increased or decreased as additional information becomes known regarding individual claims. On September 28, 2022, Hurricane Ian made landfall in Southwest Florida. At December 31, 2022, ultimate losses and LAE attributable to Hurricane Ian were \$3,597,442, excluding recorded estimated reinsurance recoveries of \$1,026,468. On November 10, 2022, Hurricane Nicole made landfall south of Vero Beach, Florida. At December 31, 2022, estimated ultimate losses and LAE attributable to Hurricane Nicole were \$96,076. At December 31, 2022, no reinsurance recoverables have been recorded for losses and LAE attributable to Hurricane Nicole. There can be no assurance that the ultimate settlement of losses will not vary significantly from the recorded provision for losses and LAE.

However, management believes the provision for losses and LAE is adequate to cover the cost of unpaid claims incurred. During 2022 and 2021, net recoveries with respect to reinsurance recoverable on paid losses and LAE was \$136,184 and \$121,337 respectively.

For the years ended December 31, 2022 and 2021, ultimate losses and LAE attributable to Hurricane Irma were \$2,553,813 and \$2,393,980, respectively, excluding recorded anticipated reinsurance recoveries of \$1,125,745 and \$1,010,168, respectively.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

For the years ended December 31, 2022 and 2021, ultimate losses and LAE attributable to Hurricane Michael were \$148,400 and \$149,997, respectively, with no anticipated reinsurance recoveries. For the years ended December 31, 2022 and 2021, ultimate losses and LAE attributable to Tropical Storm Eta were \$237,160 and \$171,469, respectively, with no anticipated reinsurance recoveries.

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 a per-day rate or on a graduated fee schedule based on the gross claim amount. Such costs are included as LAE.

6. Reinsurance Agreements

Citizens has entered into various contracts with reinsurers for the purpose of reducing its net exposure to qualifying losses should such losses occur. These contracts provide for the recovery of amounts above specified retention levels, subject to contractual limits, under per occurrence and aggregate catastrophe excess of loss arrangements. Reinsurance coverage is purchased separately for the Coastal Account and combined for the PLA and CLA. As required by statute, Citizens participates in the FHCF. Coverage provided by and premium ceded to the FHCF as respects the Coastal Account is measured and recognized as though the Coastal Account is a separate participating insurer with its own exposures, reimbursement premium and loss reimbursement. Likewise, the PLA and CLA are considered together as a single, separate participating insurer with its own exposures, reimbursement premium and loss reimbursement. Reinsurance coverage purchased through the FHCF was \$3,040,179 and \$1,849,351 in the Coastal Account and PLA and CLA, respectively, for 2022, and \$1,278,193 and \$1,732,256, respectively, for 2021. Pursuant to the FHCF reinsurance contract, coverage amounts represent the total amount of available coverage available for individual or multiple covered events. Reinsurance coverage purchased in the Coastal Account and PLA through traditional and capital markets totaled \$1,565,000 and \$942,000 for 2022, respectively, and \$1,708,000 and \$1,001,000 for 2021, respectively. At December 31, 2022, Citizens was party to five outstanding insurance-linked securities (ILS) contracts as a ceding insurer that provide aggregate maximum proceeds of \$625,000 for directly-written insurance risks by Citizens at an attachment level of \$2,592,000 in the Coastal Account and aggregate maximum proceeds of \$635,000 for directly-written insurance risks by Citizens at an attachment level of \$4,115,000 in the PLA.

The effect of reinsurance on premiums written and earned is as follows:

	<u>2022</u>		<u>2021</u>	
	<u>Written</u>	<u>Earned</u>	<u>Written</u>	<u>Earned</u>
Direct premiums	\$ 3,190,080	\$ 2,454,333	\$ 1,814,135	\$ 1,470,826
FHCF ceded premiums	(324,412)	(324,412)	(199,827)	(199,827)
Private ceded premiums	(216,343)	(216,343)	(251,647)	(251,647)
Depopulation ceded premiums	<u>(24,069)</u>	<u>(15,765)</u>	<u>(4,220)</u>	<u>(10,232)</u>
Net premiums	<u>\$ 2,625,256</u>	<u>\$ 1,897,813</u>	<u>\$ 1,358,441</u>	<u>\$ 1,009,120</u>

Ceded premiums include premiums ceded to companies that assume policies pursuant to a depopulation program (see Note 11). Ceded losses and LAE incurred were \$1,142,044 and \$74,924 during 2022 and 2021, respectively. Unearned premiums on the accompanying statutory statements of admitted assets, liabilities and accumulated surplus are net of ceded unearned premiums on depopulation contracts of \$10,001 and \$1,697 at December 31, 2022 and 2021, respectively. There were no ceded unearned premiums with respect to the FHCF or traditional and capital markets reinsurance agreements at December 31, 2022 and 2021.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

Amounts recoverable from reinsurers on unpaid losses and LAE are estimated based on the allocation of estimated unpaid losses and LAE among Citizens' coverage lines. Actual amounts recoverable will depend on the ultimate settlement of losses and LAE. FHCF and private 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. As of December 31, 2022, Citizens reported a net recoverable due from FHCF in the amount of \$1,032,997, or approximately 24.0% of accumulated surplus. As of December 31, 2021, Citizens reported a net recoverable due from FHCF in the amount of \$154,869, or approximately 2.4% of accumulated surplus. FHCF net recoverable amounts at December 31, 2022 and 2021 are comprised of ceded loss and LAE reserves for claims arising from Hurricane Irma.

7. Long-Term Debt

Citizens has issued multiple Senior Secured Bonds for the purpose of funding losses in the event of a future catastrophe. The bonds are secured by pledged revenues which consist of monies and investments held in accounts established under the trust indenture, proceeds from any surcharges, regular, and emergency assessments, and/or reimbursements received from the FHCF. The following table provides pertinent information regarding each issuance of the Senior Secured Bonds:

The following table provides pertinent information regarding each issuance of the Senior Secured Bonds:

Bond Issue	Issuance Date	Face Value	Carrying Value	Stated Interest Rate	Current Year Principal Paid	Current Year Interest Paid
Series 2012A-1 Senior Secured Bonds (Pre-event PLA/CLA)	Jun 21, 2012	\$ -	\$ -	3.000% - 5.000%	\$ 160,000	\$ 3,967
Series 2015A-1 Senior Secured Bonds (Pre-event Coastal)	Jun 2, 2015	<u>275,000</u>	<u>285,973</u>	3.000% - 5.000%	-	<u>13,750</u>
Total		<u>\$ 275,000</u>	<u>\$ 285,973</u>		<u>\$ 160,000</u>	<u>\$ 17,717</u>

Interest expense includes net amortization for and accretion of premiums and discounts of \$5,073 and \$11,227 for the years ended December 31, 2022 and 2021, respectively. Net unamortized premium at December 31, 2022 and 2021 was \$10,973 and \$16,046 respectively.

A schedule of bond maturities is as follows:

Years ended December 31,	2015A-1 Bonds	Total
2023	\$ -	\$ -
2024	-	-
2025	<u>275,000</u>	<u>275,000</u>
	<u>\$ 275,000</u>	<u>\$ 275,000</u>

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

A schedule of debt service requirements, including principal and interest, is as follows:

Years ended December 31,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ -	\$ 13,750	\$ 13,750
2024	-	13,750	13,750
2025	<u>275,000</u>	<u>5,729</u>	<u>280,729</u>
	<u>\$ 275,000</u>	<u>\$ 33,229</u>	<u>\$ 308,229</u>

On December 1, 2021, Citizens exercised an optional redemption of Series 2015A-1 Senior Secured pre-event fixed-rate bonds at par value for \$225,000 with an original maturity of June 1, 2022. Citizens recognized a gain of \$2,417 as a result of the redemption due to the carrying value of the bonds exceeding the optional redemption price at execution.

8. Retirement 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 \$7,394 and 7,325 for the years ended December 31, 2022 and 2021, respectively.

9. 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 were \$234,959 and \$128,860 during 2022 and 2021 respectively.

Additionally, Citizens is a party to an agreement with a servicing company to provide underwriting and policy management services. The agreement provides for monthly compensation to the servicing company based on a "Per Transaction Fee" applied to the number of transactions processed in a monthly cycle. These services are for both Citizens' Commercial Lines and Personal Lines business. The amount per transaction ranges from \$11.67 to \$70.04 (dollars), depending on the complexity and volume of each transaction. Service company fees incurred were \$10,268 and \$6,099, during 2022 and 2021, respectively. There were no premiums written by service providers which individually are more than 5% of policyholders' surplus.

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. In an assumption, the assuming insurer (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.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

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 2022 and 2021, Citizens recognized ceded written premiums of \$24,069 and \$4,220, respectively as a result of depopulation.

Citizens provides policy administration services with respect to the assumed policies. All agreements provide for the Takeout Company to adjust losses. While Citizens is not liable to cover claims after the assumption 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, 2022 and 2021, assumed premiums recoverable in the amount of \$126 and \$88, respectively were due from certain Takeout Companies and are reported as premiums receivable from assuming companies in the statements of net position. In addition, premiums due to Takeout Companies of \$7,516 at December 31, 2022 (\$0 at December 31, 2021) are included in reinsurance premiums payable on the accompanying statements of net position.

11. Leases

Citizens has in place multiple leases for offices facilities with agreements expiring through July of 2026. Each facility lease contract contains renewal options which have been factored into the initial measurement and recording of the lease asset and liabilities. The company accounts for its leases under the guidance of GASB 87 – Leases. Leased assets are amortized on a straight-line basis over the life of the lease. Amortization expense incurred for the year ending December 31, 2022 and 2021 were \$4,273 and \$4,310, respectively. Citizens' implicit borrowing rate used for discounting the future minimum lease payments was 2.75% at the initial measurement date.

The following tables provides a summary of the changes in lease asset receivables as of December 31, 2022 and 2021, respectively.

	<u>January 1, 2022</u>	<u>Increases</u>	<u>Decreases</u>	<u>December 31, 2022</u>
Assets:				
Right of use – facilities	\$ 58,231	\$ -	\$ (186)	\$ 58,045
Less: Accumulated amortization	<u>(4,310)</u>	<u>(4,087)</u>	<u>-</u>	<u>(8,397)</u>
Total lease assets, net	<u>\$ 53,921</u>	<u>\$ (4,087)</u>	<u>\$ (186)</u>	<u>\$ 49,648</u>
	<u>January 1, 2021</u>	<u>Increases</u>	<u>Decreases</u>	<u>December 31, 2021</u>
Assets:				
Right of use – facilities	\$ 58,231	\$ -	\$ -	\$ 58,231
Less: Accumulated amortization	<u>-</u>	<u>(4,310)</u>	<u>-</u>	<u>(4,310)</u>
Total lease assets, net	<u>\$ 58,231</u>	<u>\$ (4,310)</u>	<u>\$ -</u>	<u>\$ 53,921</u>

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

The following tables provide a summary of the changes in lease liabilities as of December 31, 2022 and 2021, respectively.

	<u>January 1, 2022</u>	<u>Increases</u>	<u>Decreases</u>	<u>December 31, 2022</u>
Liabilities:				
Lease liability	<u>\$ 54,907</u>	<u>\$ -</u>	<u>\$ (3,249)</u>	<u>\$ 51,658</u>

	<u>January 1, 2021</u>	<u>Increases</u>	<u>Decreases</u>	<u>December 31, 2021</u>
Liabilities:				
Lease liability	<u>\$ 59,217</u>	<u>\$ -</u>	<u>\$ (4,310)</u>	<u>\$ 54,907</u>

Future debt service requirements on lease payables as of December 31, 2022 are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 3,374	\$ 1,372	\$ 4,745
2024	3,517	1,278	4,795
2025	3,629	1,182	4,811
2026	3,756	1,082	4,839
2027	3,649	979	4,628
Thereafter	<u>33,734</u>	<u>4,208</u>	<u>37,942</u>
Total	<u>\$ 51,658</u>	<u>\$ 10,101</u>	<u>\$ 61,759</u>

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.

Pursuant to Immediate Final Order #298695-22, an Agreement to Provide Cut Through Endorsements (the Agreement) was executed between Citizens and a private carrier authorized to conduct business in Florida (the authorized insurer) effective August 3, 2022 and expiring June 1, 2023. As stipulated by the Agreement, Citizens may provide additional claims paying resources for the benefit of policyholders insured by the authorized insurer in the event that the authorized insurer becomes insolvent, and the outstanding claim(s) exceeds the statutory per claim limit of the Florida Insurance Guaranty Fund (FIGA). In March of 2023, the authorized insurer was placed into liquidation by the Florida Department of Financial Services. At December 31, 2022, Citizens has not recorded a liability for potential claims associated with the Agreement.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

Multi-Year Reinsurance Treaties

Citizens is party to reinsurance arrangements that provide coverage into 2023, including a traditional aggregate catastrophic excess of loss agreements as well as aggregate catastrophe bonds placed in the capital markets. Premiums ceded under multi-year contracts are determined before each contractual reset period and are based upon defined risk parameters within the contracts that may result in increases or decreases to premiums ceded. Such adjustments to premiums ceded are included in the treaty year to which they apply.

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.

For the years ending December 31, 2022 and 2021, Citizens had insurance protection in place from various commercial insurance carriers covering various exposures, including workers' compensation, property loss, employee liability, general liability, data-breach liability, and directors' and officers' liability. Management continuously reviews the limits of coverage and believes that current coverage is adequate. There were minimal changes in insurance coverage, terms or conditions from the previous year.

13. Reconciliation of U.S. GAAP to SAP

A reconciliation of Citizens' U.S. GAAP basis (as determined by the Governmental Accounting Standards Board) change in net position and net position to statutory net income (loss) and accumulated surplus for the years ended December 31, 2022 and 2021 are as follows:

	<u>2022</u>	<u>2021</u>
Change in net position – U.S. GAAP basis	\$ (3,266,420)	\$ (287,133)
Adjustments:		
Change in allowance for doubtful accounts	13	(4,355)
Effect of GASB 87	1,556	1,347
Change in net unrealized (gain) loss on investments	<u>1,022,508</u>	<u>370,269</u>
Net income (loss) - statutory basis	<u>\$ (2,242,343)</u>	<u>\$ 80,128</u>
	<u>2022</u>	<u>2021</u>
Net position – U.S. GAAP basis	\$ 3,433,400	\$ 6,699,776
Adjustments:		
Nonadmitted assets, net of allowance	(10,565)	(10,091)
GASB 87	(166)	(1,721)
Provision for reinsurance	(3,324)	(148)
Net unrealized (gain) loss on investments	<u>860,178</u>	<u>(161,308)</u>
Accumulated surplus - statutory basis	<u>\$ 4,279,523</u>	<u>\$ 6,528,229</u>

14. Assessments and Other Regulatory Matters

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 levied separately, for each of the three accounts. The Plan provides for deficits to be determined in accordance with GASB, 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 a deficit in the Coastal account, Citizens would then levy a Regular Assessment on assessable insurers, as defined in Section 627.351(6), Florida Statutes. The assessment is 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, and is applied as a uniform percentage of up to 2% of subject premiums. The Regular Assessment is not available for deficits within the PLA or CLA.

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, in addition to the Regular Assessment being limited to the Coastal account only.

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.

Effective March 5, 2015, the 2005 Emergency Assessment was terminated for all policies with effective dates on or after July 1, 2015. The 2005 Emergency Assessment was anticipated to be collected over a ten year period commencing July 1, 2007. As of December 31, 2022 and 2021, collections in excess of the Emergency Assessment were \$140,790. These balances are reported as the reserve for future assessments on the accompanying statements of net position until such time as the Board approves a change to direct these excess collections to be used for any lawful purpose available within the Plan.

FIGA Assessments

On March 11, 2022, the Office approved an assessment levied by FIGA on all FIGA members, pursuant to Order # 293027-22. The assessment will be levied at a rate of 1.3% of direct written premium on policies issued or renewed during the 2022 and 2023 calendar years and shall be remitted to FIGA in four quarterly installments with the first installment due on or before October 31, 2022. At December 31, 2022, a payable to FIGA for amounts collected by Citizens but not yet remitted to FIGA of \$10,055 is included within Other current liabilities on the accompanying statements of net position.

Citizens Property Insurance Corporation
Notes to Financial Statements
(Dollars in thousands)

On August 26, 2022, the Office approved an assessment levied by the Florida Insurance Guaranty Association (FIGA) on all FIGA members, pursuant to Order # 299727-22. The assessment will be levied at a rate of 0.7% of direct written premium on policies issued or renewed during the 2023 calendar year and shall be remitted to FIGA in four quarterly installments with the first installment due on or before April 30, 2023. At December 31, 2022, a payable to FIGA for amounts collected by Citizens but not yet remitted to FIGA of \$5,354 is included within Other current liabilities on the accompanying statements of net position.

15. Restricted Cash

Restricted cash and 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 \$70,585 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. Pursuant to Consent Order 256458-19, in June of 2020, \$8,534 held as restricted surplus was released and transferred to unrestricted surplus.

16. Subsequent Events

Subsequent events have been considered through June 1, 2023, the date of issuance of these financial statements.

On April 10, 2023, the Office approved an assessment levied by FIGA on all FIGA members, pursuant to Order # 308776-23. The assessment will be levied at a rate of 1.0% of direct written premium on policies issued or renewed during the 2023 and 2024 calendar years and shall be remitted to FIGA in four quarterly installments with the first installment due on or before January 31, 2024. No liability for this assessment has been recorded at December 31, 2022.

There were no events occurring subsequent to the end of the year that merit recognition or disclosure in these statements.

Supplementary Information

Citizens Property Insurance Corporation
Supplemental Combining Statements of Net Position
December 31, 2022
(Dollars in thousands)

	<u>Combined</u>	<u>Personal Lines Account</u>	<u>Commercial Lines Account</u>	<u>Coastal Account</u>
ASSETS				
Current assets:				
Cash and cash equivalents	\$ 599,382	\$ 308,689	\$ 94,489	\$ 196,204
Short-term investments	310,792	171,968	1,219	137,605
Investment income due and accrued	60,009	20,887	12,803	26,319
Reinsurance recoverable on paid losses and LAE	36,083	2,907	3,510	29,666
Premiums receivable, net	221,540	155,718	3,075	62,747
Premiums receivable from assuming companies, net	126	115	-	11
Other current assets	152,684	77,340	19,986	55,358
Inter-account receivable (payable)	-	26,652	(3,562)	(23,090)
Total current assets	1,380,616	764,276	131,520	484,820
Noncurrent assets:				
Long-term investments	7,560,506	2,759,585	1,703,543	3,097,378
Lease Asset (GASB 87)	49,648	49,648	-	-
Capital assets	317	317	-	-
Total noncurrent assets	7,610,471	2,809,550	1,703,543	3,097,378
Total assets	8,991,087	3,573,826	1,835,063	3,582,198
LIABILITIES				
Current liabilities:				
Loss reserves, net	1,624,585	1,142,965	49,752	431,868
Loss adjustment expense reserves, net	993,452	818,526	8,719	166,207
Unearned premiums	1,704,720	1,214,725	36,030	453,965
Reinsurance premiums payable	107,215	47,453	-	59,762
Advance premiums and suspended cash	55,790	37,179	1,471	17,140
Return premiums payable	13,954	9,967	55	3,932
Interest payable	1,146	-	-	1,146
Current portion of long-term debt	-	-	-	-
Current portion of lease liability (GASB 87)	3,374	3,374	-	-
Outstanding checks in excess of deposits	456,173	307,726	22,196	126,251
Other current liabilities	122,231	103,080	2,385	16,766
Total current liabilities	5,082,640	3,684,995	120,608	1,277,037
Noncurrent liabilities:				
Long-term debt	285,973	-	-	285,973
Lease liability (GASB 87)	48,284	48,284	-	-
Reserve for future assessments	140,790	-	-	140,790
Total noncurrent liabilities	475,047	48,284	-	426,763
Total liabilities	5,557,687	3,733,279	120,608	1,703,800
Net position:				
Invested in capital assets	317	317	-	-
Unrestricted	3,433,083	(159,770)	1,714,455	1,878,398
Total net position	\$ 3,433,400	\$ (159,453)	\$ 1,714,455	\$ 1,878,398

Citizens Property Insurance Corporation
Supplemental Combining Statements of Revenues, Expenses and Changes in Net Position
Year Ended December 31, 2022
(Dollars in thousands)

	<u>Combined</u>	<u>Personal Lines Account</u>	<u>Commercial Lines Account</u>	<u>Coastal Account</u>
Operating revenue:				
Net premiums earned	1,897,813	1,447,501	31,247	419,065
Operating expenses:				
Net losses incurred	2,888,917	1,892,218	56,429	940,270
Net loss adjustment expenses incurred	990,850	810,769	5,040	175,041
Service company fees	10,268	7,324	69	2,875
Agent commissions	234,959	160,342	7,216	67,401
Taxes and fees	54,059	39,208	1,142	13,709
Other underwriting expenses	166,709	118,789	3,033	44,887
Total operating expenses	<u>4,345,762</u>	<u>3,028,650</u>	<u>72,929</u>	<u>1,244,183</u>
Operating loss	<u>(2,447,949)</u>	<u>(1,581,149)</u>	<u>(41,682)</u>	<u>(825,118)</u>
Nonoperating revenues (expenses):				
Net investment income	(810,711)	(279,386)	(217,202)	(314,123)
Net interest expense	(11,983)	(2,181)	(345)	(9,457)
Other income	4,223	3,004	89	1,130
Total nonoperating loss	<u>(818,471)</u>	<u>(278,563)</u>	<u>(217,458)</u>	<u>(322,450)</u>
Change in net position	(3,266,420)	(1,859,712)	(259,140)	(1,147,568)
Net position, beginning of year	6,699,776	1,700,259	1,973,595	3,025,922
Cumulative Effect of a Change in Accounting Principle	-	-	-	-
Other changes in net position	44	-	-	44
Net position, end of year	<u><u>3,433,400</u></u>	<u><u>(159,453)</u></u>	<u><u>1,714,455</u></u>	<u><u>1,878,398</u></u>

Citizens Property Insurance Corporation
Supplemental Revenues, Expenses and Claim Development Information
(Unaudited)
(Dollars in thousands)

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Gross earned premiums and investment revenue	\$ 3,066,913	\$ 2,530,077	\$ 1,770,837	\$ 1,208,796	\$ 1,207,544	\$ 950,637	\$ 1,469,282	\$ 1,595,860	\$ 1,363,371	\$ 1,643,622
Ceded earned premiums	<u>1,073,819</u>	<u>996,252</u>	<u>899,532</u>	<u>479,845</u>	<u>297,406</u>	<u>261,780</u>	<u>244,719</u>	<u>235,419</u>	<u>461,706</u>	<u>556,520</u>
Net earned premiums and investment revenue	\$ 1,993,094	\$ 1,533,825	\$ 871,305	\$ 728,951	\$ 910,138	\$ 688,857	\$ 1,224,563	\$ 1,360,441	\$ 901,665	\$ 1,087,102
Unallocated expenses	\$ 495,680	\$ 366,261	\$ 278,787	\$ 241,460	\$ 226,317	\$ 213,962	\$ 213,173	\$ 239,844	\$ 302,835	\$ 465,995
Gross incurred claims and claims expenses, as originally reported	\$ 686,676	\$ 525,725	\$ 356,735	\$ 426,236	\$ 2,187,505	\$ 533,501	\$ 405,139	\$ 550,877	\$ 663,362	\$ 4,784,473
Incurred claims and expenses ceded, as originally reported	\$ 2,127	\$ -	\$ -	\$ -	\$ 661,072	\$ -	\$ -	\$ -	\$ -	\$ 1,026,468
Net incurred claims and claims expenses, as originally reported	\$ 684,549	\$ 525,725	\$ 356,735	\$ 426,236	\$ 1,526,417	\$ 533,501	\$ 405,139	\$ 550,877	\$ 663,362	\$ 3,758,005

See independent auditor's report on the supplementary information.

Citizens Property Insurance Corporation
Supplemental Revenues, Expenses and Claim Development Information
(Unaudited)
(Dollars in thousands)

(Continued)

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Paid (cumulative) as of:										
End of policy year	520,164	431,384	309,997	287,506	1,425,245	401,374	264,684	\$ 231,632	\$ 251,452	\$ 1,803,556
One year later	593,799	477,993	380,930	370,297	1,521,913	468,725	307,662	432,731	422,540	
Two years later	621,673	499,597	425,403	414,047	1,625,528	502,191	307,662	582,740		
Three years later	635,403	517,732	447,561	433,976	1,695,071	502,191	340,331			
Four years later	652,548	526,819	458,488	444,432	1,695,071	524,916				
Five years later	662,233	531,567	465,402	444,432	1,761,520					
Six years later	666,377	533,695	465,402	450,218						
Seven years later	668,237	533,695	469,346							
Eight years later	668,237	536,147								
Nine years later	669,526									
Re-estimated incurred claims and claims expenses ceded	\$ 2,627	\$ -	\$ -	\$ -	\$ 1,125,989	\$ -	\$ -	\$ -	\$ -	\$ 1,026,468
Re-estimated net incurred claims and expense:										
End of policy year	\$ 684,549	\$ 525,725	\$ 477,457	\$ 426,236	\$ 1,526,417	\$ 533,501	\$ 405,139	\$ 550,877	\$ 663,362	\$ 3,758,005
One year later	648,934	594,653	447,773	426,974	1,616,623	547,224	395,702	717,303	661,070	
Two years later	692,198	544,336	462,153	454,204	1,696,123	549,460	383,448	790,881		
Three years later	664,381	545,888	469,551	458,339	1,756,624	555,235	392,768			
Four years later	668,832	537,857	471,998	461,822	1,806,580	558,276				
Five years later	667,898	537,427	473,428	462,023	1,852,895					
Six years later	670,811	537,965	474,255	460,220						
Seven years later	671,843	538,444	476,323							
Eight years later	671,971	539,785								
Nine years later	672,598									
Increase (decrease) in estimated incurred claims and expense from end of policy year	\$ (11,951)	\$ 14,060	\$ (1,134)	\$ 33,984	\$ 326,478	\$ 24,775	\$ (12,371)	\$ 240,004	\$ (2,292)	\$ -

Independent Auditor’s Report On Internal Control Over Financial Reporting And On Compliance And Other Matters Based On An Audit Of Financial Statements Performed In Accordance With Government Auditing Standards

Audit Committee
Citizens Property Insurance Corporation
Tallahassee, FL

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Citizens Property Insurance Corporation (Citizens), which comprise the statements of net position as of December 31, 2022, and the related statements of revenue, expenses and changes in net position, and cash flows for the year ended and the related notes to the financial statements, which collectively comprise the Citizens’ basic financial statements, and have issued our report thereon dated June 1, 2023.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Citizens’ internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Citizens’ internal control. Accordingly, we do not express an opinion on the effectiveness of Citizens’ internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

FORVIS

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Citizens' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

FORVIS, LLP

**Tampa, FL
June 1, 2023**