CITIZENS
PROPERTY INSURANCE CORPORATION

# 2026 Operating Budget

## Financial Schedules & Supporting Information

**Board of Governors Meeting**

**December 10, 2025**

CITIZENS

PROPERTY INSURANCE CORPORATION

# Board of Governors

**Carlos Beruff, Chair**

**Jamie Shelton, Vice-Chair**

**Josh Becksmith**

**Jason Butts**

**LeAnna Cumber**

**Erin Knight**

**Charlie Lydecker**

**Robert A. Spottswood**

**Frank White**

CITIZENS
PROPERTY INSURANCE CORPORATION

# Table of Contents


Executive Summary ..... 5

Organizational Structure ..... 9

Budget Assumptions ..... 11

Budgeted Statements of Operations ..... 15

Administrative Expenses ..... 19

Capital Acquisitions ..... 31

Probable Maximum Loss (PML) Scenarios ..... 35

This page is intended to be blank

CITIZENS
PROPERTY INSURANCE CORPORATION

# 2026 Operating Budget

## Executive Summary

This page is intended to be blank

Significant and continued depopulation, reductions in the number of new policies, and other related efforts have successfully redirected policies back into a strengthening private market. As of September 30, 2025, the number of Citizens policies inforce was 769,000 and the number of policies serviced was 961,000. For the end of 2025, Citizens projects 385,000 policies inforce and 844,000 policies serviced, reflecting reductions of 386,000 and 122,000, respectively, for the 2025 Operating Budget. While policies removed through depopulation reduce Citizens' insured exposure, Citizens continues to service these policies until policy expiration, which extends 3 to 12 months beyond the date policies were removed through depopulation. The number of policies serviced is expected to decline in 2026, although the average number of policies Citizens anticipates servicing in 2026 will exceed 600,000. Accordingly, the 2026 Operating Budget assumes a level of resources needed to service policies, which extends beyond the number of insured policies. While Citizens must remain well-positioned to respond to catastrophic events, address emerging risks and legislative changes, and meet its commitment to customer service, the 2026 Operating Budget reflects the anticipated reduction in costs that result from an overall decrease in the level of workflow, activities, tasks, projects, and initiatives.

Although the 2025 Atlantic Hurricane season brought minimal storm activity to Florida, 2024 saw three major storms, Debby, Helene, and Milton, which required an immediate and a multi-year level of claims-resources to respond and adjust hurricane claims. While diminished, the need for claims-related resources will continue into 2026, and likely beyond, as claims from these three storms continue through the claims adjustment process.

Recent legislative reforms that eliminated one-way attorney fees and assignment of benefits continue to stabilize and reduce overall loss costs. The 2026 projected loss and loss adjustment expense ratios highlight the success of these legislative reforms and are expected to decrease 3.1% from the 2025 projections.

As Citizens continues to reduce its state-wide footprint and approaches historically low levels of policies inforce, Citizens' Strategic Imperatives must remain in center focus. The Strategic Imperatives emphasized in Citizens' Enterprise Strategic Plan were established to guide Citizens' operational focus. These Strategic Imperatives are as follows:

**Strategic Imperative 1 – Depopulation**

- Promote depopulation and optimize access to private-market coverage for Citizens' applicants and policyholders.

**Strategic Imperative 2 – Customer Experience**

- Understand and enhance the customer experience by soliciting feedback, gauging satisfaction, and optimizing service capabilities and touchpoints.

**Strategic Imperative 3 – Emergency Assessments**

- Reduce or eliminate the risk of emergency assessments for Citizens' policyholders and all potentially impacted Florida policyholders.

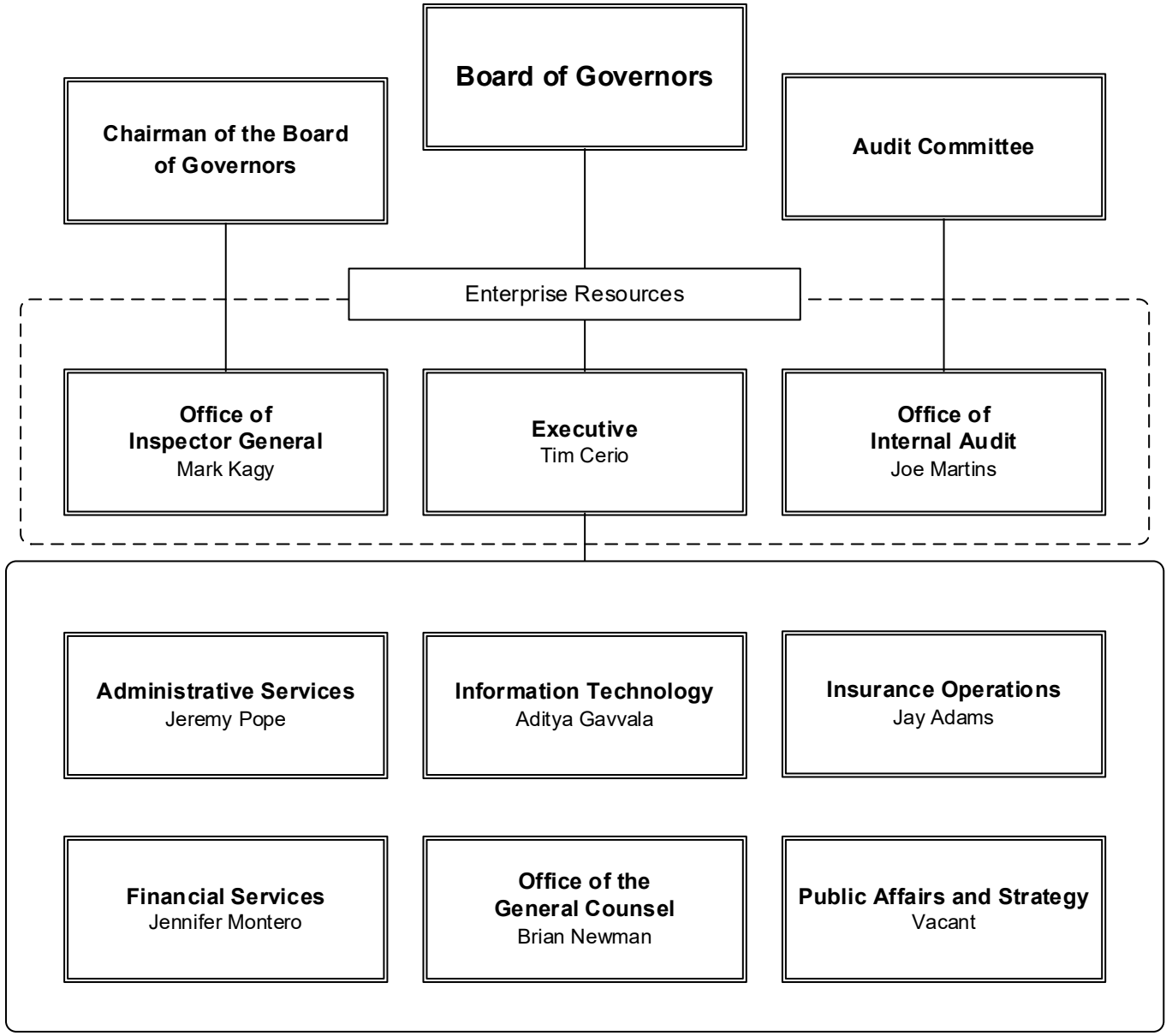
The hard work and innovation of the Citizens team has played a critical role in reducing Citizens' assessment burden on Floridians. Now we embark on the difficult challenge of aligning Citizens' operating infrastructure with its reduced policy count.

Yours respectfully,

Timothy M. Cerio
*President/Chief Executive Officer and Executive Director*

Jennifer Montero
*Chief Financial Officer*

This page is intended to be blank


Board of Governors
Chairman of the Board of Governors
Audit Committee
Enterprise Resources
Office of Inspector General
Mark Kagy
Executive
Tim Cerio
Office of Internal Audit
Joe Martins
Administrative Services
Jeremy Pope
Information Technology
Aditya Gavvala
Insurance Operations
Jay Adams
Financial Services
Jennifer Montero
Office of the General Counsel
Brian Newman
Public Affairs and Strategy
Vacant

This page is intended to be blank

CITIZENS
PROPERTY INSURANCE CORPORATION

# 2026 Operating Budget

## Budget Assumptions

This page is intended to be blank

| I | Policies | 2026 Budget | 2025 Projection | Change ($) | Change (%) |
|---|---|---|---|---|---|
| A | Policies In-Force (PIF) | 384,799 | 385,050 | (251) | (0.1%) |
| B | Policies Assumed Through Depopulation | 63,310 | 589,380 | (526,070) | (89.3%) |
| C | Total Exposure | $129,341,859,961 | $133,667,336,610 | $ (4,325,476,649) | (3.2%) |
| D | Written Premium | $ 1,415,471,132 | $ 2,680,432,365 | $ (1,264,961,233) | (47.2%) |

| II | Ceded Premiums | 2026 Budget | 2025 Projection | Change ($) | Change (%) |
|---|---|---|---|---|---|
| A | Depopulation | $ (129,135,780) | $ (1,296,242,920) | $ (1,167,107,140) | (90.0%) |
| B | Florida Hurricane Catastrophe Fund - Mandatory Layer only | $ (140,185,286) | $ (248,248,401) | $ (108,063,115) | (43.5%) |
| C | Private Reinsurance | $ (350,000,000) | $ (529,090,719) | $ (179,090,719) | (33.8%) |

| III | Operating Ratios | 2026 Budget | 2025 Projection | Change |
|---|---|---|---|---|
| A | Incurred Loss and LAE Ratio (Net of Depopulation) | 25.7% | 28.8% | (3.1%) |
| B | Underwriting and Policy Acquisition Costs | 10.8% | 11.8% | (1.0%) |
| C | Administrative Costs | 12.1% | 6.7% | 5.4% |
| D | Expense Ratio | 22.9% | 18.5% | 4.4% |

This page is intended to be blank

CITIZENS
PROPERTY INSURANCE CORPORATION

# 2026 Operating Budget

## Budgeted Statements of Operations

This page is intended to be blank

## Budgeted Statements of Operations

| | 2026 Budget | 2025 Projection | Change ($) | Change (%) | 2025 Budget | Change ($) | Change (%) | 2024 Actual | Change ($) | Change (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| **Premiums** | | | | | | | | | | |
| Premiums Written - Direct | $1,415,471,132 | $2,680,432,365 | $(1,264,961,233) | 47.2% | $3,725,692,643 | $(2,310,221,511) | 62.0% | $4,597,894,237 | $(3,182,423,105) | 69.2% |
| Change in Direct UPR | 586,815,985 | 902,918,645 | (316,102,660) | 35.0% | 434,465,068 | 152,350,916 | 35.1% | 355,303,684 | 231,512,301 | 65.2% |
| Premiums Ceded (FHCF) | (140,185,286) | (248,248,401) | 108,063,115 | 43.5% | (326,022,511) | 185,837,225 | 57.0% | (406,542,770) | 266,357,485 | 65.5% |
| Premiums Ceded (Private) | (350,000,000) | (529,090,719) | 179,090,719 | 33.8% | (650,000,000) | 300,000,000 | 46.2% | (453,765,533) | 103,765,533 | 22.9% |
| Premiums Ceded (Depop) | (129,135,780) | (1,296,242,920) | 1,167,107,140 | 90.0% | (673,152,030) | 544,016,249 | 80.8% | (1,023,565,010) | 894,429,230 | 87.4% |
| Change in Ceded UPR (Depop) | (531,585,778) | 141,143,164 | (672,728,942) | 476.6% | (216,822,568) | (314,763,210) | 145.2% | 111,156,516 | (642,742,294) | 578.2% |
| **Net Premiums Earned** | **$851,380,272** | **$1,650,912,133** | **$(799,531,861)** | **48.4%** | **$2,294,160,604** | **$(1,442,780,331)** | **62.9%** | **$3,180,481,124** | **$(2,329,100,851)** | **73.2%** |
| **Underwriting Expenses** | | | | | | | | | | |
| Losses and LAE Incurred | $344,802,156 | $698,982,049 | $(354,179,892) | 50.7% | $1,144,018,496 | $(799,216,340) | 69.9% | $3,731,074,925 | $(3,386,272,768) | 90.8% |
| Producer Commissions | 109,006,863 | 208,876,997 | (99,870,134) | 47.8% | 302,110,256 | (193,103,393) | 63.9% | 367,680,092 | (258,673,229) | 70.4% |
| Premium Discount - Legislative | - | 41,365,043 | (41,365,043) | 100.0% | - | - | - | 15,661,041 | (15,661,041) | - |
| Taxes and Assessments | 16,747,059 | 32,251,330 | (15,504,271) | 48.1% | 55,200,752 | (38,453,694) | 69.7% | 51,534,352 | (34,787,293) | 67.5% |
| Administrative Expenses | 171,031,778 | 178,455,401 | (7,423,623) | 4.2% | 202,350,854 | (31,319,076) | 15.5% | 176,410,730 | (5,378,952) | 3.0% |
| Other Underwriting Expenses | 27,514,253 | 34,915,584 | (7,401,331) | 21.2% | 58,318,148 | (30,803,895) | 52.8% | 53,792,298 | (26,278,045) | 48.9% |
| **Total Underwriting** | **$669,102,109** | **$1,194,846,404** | **$(525,744,295)** | **44.0%** | **$1,761,998,506** | **$(1,092,896,397)** | **62.0%** | **$4,396,153,438** | **$(3,727,051,329)** | **84.8%** |
| **Net Underwriting Gain (Loss)** | **$182,278,163** | **$456,065,729** | **$(273,787,566)** | **60.0%** | **$532,162,097** | **$(349,883,934)** | **65.7%** | **$(1,215,672,314)** | **$1,397,950,477** | **115.0%** |
| **Other Income (Expense)** | | | | | | | | | | |
| Investment Income - Net | $285,000,000 | $330,000,000 | $(45,000,000) | 13.6% | $316,000,000 | $(31,000,000) | 9.8% | $365,102,095 | $(80,102,095) | 21.9% |
| Interest Expense - Net | - | - | - | - | - | - | - | (1,222,222) | 1,222,222 | 100.0% |
| Other Income and Expenses | 1,853,838 | 4,370,923 | (2,517,085) | 57.6% | 4,641,202 | (2,787,364) | 60.1% | 7,039,540 | (5,185,702) | 73.7% |
| **Total Other Income (Expense)** | **$286,853,838** | **$334,370,923** | **$(47,517,085)** | **14.2%** | **$320,641,202** | **$(33,787,364)** | **10.5%** | **$370,919,413** | **$(84,065,575)** | **22.7%** |
| **Net Income (Loss)** | **$469,132,001** | **$790,436,653** | **$(321,304,651)** | **40.6%** | **$852,803,300** | **$(383,671,298)** | **45.0%** | **$(844,752,901)** | **$1,313,884,902** | **155.5%** |
| **Policies In-Force** | **384,799** | **385,050** | **(251)** | **0.1%** | **770,819** | **(386,020)** | **50.1%** | **936,182** | **(551,383)** | **58.9%** |

Note: All variances enumerated above are in reference to the 2026 Budget. All percentages are stated in absolute value.

This page is intended to be blank

CITIZENS
PROPERTY INSURANCE CORPORATION

# 2026 Operating Budget

## Administrative Expenses

# 2026 Operating Budget
## Citizens Property Insurance Corporation

## Administrative Expenses by Division

| Expense Category | Total CPIC | Public Affairs and Strategy | Administrative Services | Insurance Operations | Enterprise Resources | Financial Services | Office of the General Counsel | Information Technology |
|---|---|---|---|---|---|---|---|---|
| **Salaries** | $134,749,103 | $1,559,213 | $27,285,548 | $56,185,459 | $6,923,383 | $13,705,169 | $9,765,555 | $19,324,776 |
| **Employee Benefits** | 41,464,736 | 333,517 | 9,876,428 | 18,021,005 | 1,380,989 | 3,796,541 | 2,540,419 | 5,515,837 |
| **Payroll Taxes** | 11,815,216 | 136,019 | 2,416,065 | 5,062,968 | 461,535 | 1,173,674 | 845,949 | 1,719,004 |
| **Contingent Staffing** | 78,935,383 | - | 240,738 | 74,601,479 | - | 96,958 | - | 3,996,208 |
| **Training** | 753,537 | 5,695 | 315,591 | 121,602 | 64,135 | 92,450 | 69,864 | 84,200 |
| **Recruiting** | 399,989 | - | 399,989 | - | - | - | - | - |
| **Printing** | 129,260 | 24,140 | 44,154 | 40,020 | 1,300 | 19,146 | 500 | - |
| **Operating Supplies** | 228,964 | 3,946 | 163,880 | 33,293 | 6,640 | 13,306 | 5,400 | 2,500 |
| **Subscriptions & Dues** | 2,239,029 | 31,243 | 304,692 | 1,064,940 | 191,202 | 246,289 | 220,363 | 180,300 |
| **Postage** | 546,554 | - | 539,900 | 2,664 | 390 | - | - | 3,600 |
| **Telecommunications** | 2,515,400 | - | - | - | - | - | - | 2,515,400 |
| **Legal** | 2,093,000 | - | - | 533,000 | 60,000 | - | 1,500,000 | - |
| **Insurance** | 796,620 | - | - | - | - | - | 796,620 | - |
| **Travel & Meals** | 1,455,004 | 33,783 | 249,496 | 530,358 | 249,180 | 172,246 | 131,289 | 88,652 |
| **Professional Services** | 17,898,666 | 190,400 | 7,670,730 | 3,656,550 | 370,000 | 2,725,575 | 526,296 | 2,759,115 |
| **Rent** | 5,996,448 | - | 5,697,744 | - | - | 5,304 | 14,400 | 279,000 |
| **Depreciation** | 463,117 | - | 77,960 | - | - | 10,223 | - | 374,934 |
| **Producer Fees** | (1,585,520) | - | (1,585,520) | - | - | - | - | - |
| **Operations & Maintenance** | 3,226,944 | - | 3,053,046 | 111,698 | - | - | 1,200 | 61,000 |
| **Bank Charges** | 354,731 | - | 42,731 | - | - | 312,000 | - | - |
| **Software Maint & Licensing** | 27,490,050 | 514,531 | 4,196,040 | 7,429,813 | 327,553 | 2,173,672 | 1,436,518 | 11,411,923 |
| **Computer Hardware** | 1,466,039 | - | - | - | - | 37,235 | 5,000 | 1,423,804 |
| **FMAP Funding** | (176,739) | - | (158,139) | - | - | (18,600) | - | - |
| **Total Administrative Expenses** | **$333,255,529** | **$2,832,487** | **$60,831,072** | **$167,394,849** | **$10,036,308** | **$24,561,188** | **$17,859,373** | **$49,740,252** |
| **ULAE Expense Allocation** | (162,223,751) | - | (2,116,571) | (146,233,440) | - | (63,360) | (6,845,995) | (6,964,385) |
| **Other Underwriting Expenses** | 27,514,253 | - | 4,940,843 | 14,473,410 | - | 8,100,000 | - | - |
| **Total Admin & Other Expenses** | **$198,546,031** | **$2,832,487** | **$63,655,344** | **$35,634,819** | **$10,036,308** | **$32,597,828** | **$11,013,378** | **$42,775,867** |

| Expense Category | Total CPIC | Normal Operating | Enterprise Portfolio Initiatives | Centerpoint - ERP | Citizens Business Insurance Suite | Identity and Access Management | Enterprise Litigation Management Solution | Citizens Eligibility Reimagined | Real Estate Strategy | Capacity Planning Tool | Document Generation Software |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Salaries** | $134,749,103 | $134,749,103 | - | - | - | - | - | - | - | - | - |
| **Employee Benefits** | 41,464,736 | 41,464,736 | - | - | - | - | - | - | - | - | - |
| **Payroll Taxes** | 11,815,216 | 11,815,216 | - | - | - | - | - | - | - | - | - |
| **Contingent Staffing** | 78,935,383 | 78,935,383 | - | - | - | - | - | - | - | - | - |
| **Training** | 753,537 | 753,537 | - | - | - | - | - | - | - | - | - |
| **Recruiting** | 399,989 | 399,989 | - | - | - | - | - | - | - | - | - |
| **Printing** | 129,260 | 129,260 | - | - | - | - | - | - | - | - | - |
| **Operating Supplies** | 228,964 | 228,964 | - | - | - | - | - | - | - | - | - |
| **Subscriptions & Dues** | 2,239,029 | 2,236,029 | 3,000 | - | - | - | - | - | - | - | - |
| **Postage** | 546,554 | 546,554 | - | - | - | - | - | - | - | - | - |
| **Telecommunications** | 2,515,400 | 2,515,400 | - | - | - | - | - | - | - | - | - |
| **Legal** | 2,093,000 | 2,093,000 | - | - | - | - | - | - | - | - | - |
| **Insurance** | 796,620 | 796,620 | - | - | - | - | - | - | - | - | - |
| **Travel & Meals** | 1,455,004 | 1,455,004 | - | - | - | - | - | - | - | - | - |
| **Professional Services** | 17,898,666 | 9,731,905 | 128,750 | - | 200,000 | 200,615 | 50,000 | 5,143,496 | 1,303,500 | 140,400 | 1,000,000 |
| **Rent** | 5,996,448 | 5,986,448 | - | - | - | - | - | - | 10,000 | - | - |
| **Depreciation** | 463,117 | 463,117 | - | - | - | - | - | - | - | - | - |
| **Producer Fees** | (1,585,520) | (1,585,520) | - | - | - | - | - | - | - | - | - |
| **Operations & Maintenance** | 3,226,944 | 2,866,944 | - | - | - | - | - | - | 360,000 | - | - |
| **Bank Charges** | 354,731 | 354,731 | - | - | - | - | - | - | - | - | - |
| **Software Maint & Licensing** | 27,490,050 | 21,947,559 | 202,500 | 438,081 | 4,785,243 | - | - | - | - | 5,000 | 111,667 |
| **Computer Hardware** | 1,466,039 | 716,039 | - | - | - | - | - | - | 750,000 | - | - |
| **FMAP Funding** | (176,739) | (176,739) | - | - | - | - | - | - | - | - | - |
| **Administrative Expenses** | **$333,255,529** | **$318,423,277** | **$334,250** | **$438,081** | **$4,985,243** | **$200,615** | **$50,000** | **$5,143,496** | **$2,423,500** | **$145,400** | **$1,111,667** |
| **ULAE Expense Allocation** | (162,223,751) | (162,223,751) | - | - | - | - | - | - | - | - | - |
| **Other Underwriting Expenses** | 27,514,253 | 27,514,253 | - | - | - | - | - | - | - | - | - |
| **Total Admin & Other Expenses** | **$198,546,031** | **$183,713,779** | **$334,250** | **$438,081** | **$4,985,243** | **$200,615** | **$50,000** | **$5,143,496** | **$2,423,500** | **$145,400** | **$1,111,667** |

# 2026 Operating Budget
## Citizens Property Insurance Corporation

## Administrative Expenses
## Comparisons of Annual Totals

**Total CPIC**

| | 2026 Budget | 2025 Projection | Change ($) | Change (%) | 2025 Budget | Change ($) | Change (%) | 2024 Actual | Change ($) | Change (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| Salaries | $134,749,103 | $138,890,436 | (4,141,334) | 3.0% | $147,400,127 | (12,651,024) | 8.6% | $144,416,975 | (9,667,872) | 6.7% |
| Employee Benefits | 41,464,736 | 39,816,488 | 1,648,248 | 4.1% | 45,533,229 | (4,068,494) | 8.9% | 36,685,067 | 4,779,669 | 13.0% |
| Payroll Taxes | 11,815,216 | 11,450,009 | 365,206 | 3.2% | 12,973,193 | (1,157,977) | 8.9% | 10,619,403 | 1,195,813 | 11.3% |
| Contingent Staffing | 78,935,383 | 90,037,361 | (11,101,978) | 12.3% | 97,367,519 | (18,432,136) | 18.9% | 110,957,646 | (32,022,263) | 28.9% |
| Training | 753,537 | 703,145 | 50,392 | 7.2% | 1,123,533 | (369,996) | 32.9% | 546,405 | 207,132 | 37.9% |
| Recruiting | 399,989 | 243,153 | 156,836 | 64.5% | 656,188 | (256,199) | 39.0% | 356,857 | 43,132 | 12.1% |
| Printing | 129,260 | 108,147 | 21,113 | 19.5% | 147,797 | (18,537) | 12.5% | 98,745 | 30,515 | 30.9% |
| Operating Supplies | 228,964 | 194,616 | 34,349 | 17.6% | 264,098 | (35,133) | 13.3% | 139,546 | 89,418 | 64.1% |
| Subscriptions & Dues | 2,239,029 | 2,691,284 | (452,255) | 16.8% | 2,847,631 | (608,602) | 21.4% | 1,832,202 | 406,827 | 22.2% |
| Postage | 546,554 | 633,505 | (86,951) | 13.7% | 623,422 | (76,868) | 12.3% | 687,129 | (140,575) | 20.5% |
| Telecommunications | 2,515,400 | 2,781,977 | (266,577) | 9.6% | 2,860,400 | (345,000) | 12.1% | 4,085,486 | (1,570,086) | 38.4% |
| Legal | 2,093,000 | 1,824,868 | 268,132 | 14.7% | 1,622,000 | 471,000 | 29.0% | 1,591,193 | 501,807 | 31.5% |
| Insurance | 796,620 | 958,122 | (161,502) | 16.9% | 912,426 | (115,806) | 12.7% | 1,026,209 | (229,589) | 22.4% |
| Travel & Meals | 1,455,004 | 1,496,549 | (41,545) | 2.8% | 1,913,950 | (458,946) | 24.0% | 1,980,335 | (525,332) | 26.5% |
| Professional Services | 17,898,666 | 15,043,727 | 2,854,939 | 19.0% | 20,122,982 | (2,224,315) | 11.1% | 17,870,665 | 28,001 | 0.2% |
| Rent | 5,996,448 | 6,388,978 | (392,531) | 6.1% | 6,983,465 | (987,017) | 14.1% | 6,013,364 | (16,916) | 0.3% |
| Depreciation | 463,117 | 455,754 | 7,363 | 1.6% | 328,110 | 135,007 | 41.1% | 280,403 | 182,714 | 65.2% |
| Producer Fees | (1,585,520) | (1,436,176) | (149,343) | 10.4% | (1,360,229) | (225,291) | 16.6% | (1,231,843) | (353,676) | 28.7% |
| Operations & Maintenance | 3,226,944 | 2,869,934 | 357,010 | 12.4% | 9,514,586 | (6,287,642) | 66.1% | 2,061,425 | 1,165,519 | 56.5% |
| Bank Charges | 354,731 | 475,094 | (120,363) | 25.3% | 600,000 | (245,269) | 40.9% | 323,264 | 31,467 | 9.7% |
| Software Maint & Licensing | 27,490,050 | 29,455,582 | (1,965,532) | 6.7% | 30,544,211 | (3,054,161) | 10.0% | 26,766,409 | 723,641 | 2.7% |
| Computer Hardware | 1,466,039 | 5,354,275 | (3,888,236) | 72.6% | 5,519,191 | (4,053,153) | 73.4% | 1,710,535 | (244,497) | 14.3% |
| FMAP Funding | (176,739) | (159,930) | (16,809) | 10.5% | (234,414) | 57,675 | 24.6% | (177,470) | 730 | 0.4% |
| Administrative Expenses | 333,255,529 | 350,276,897 | (17,021,368) | 4.9% | 388,263,415 | (55,007,885) | 14.2% | 368,639,950 | (35,384,421) | 9.6% |
| ULAE Expense Allocation | (162,223,751) | (171,821,496) | 9,597,745 | 5.6% | (185,912,561) | 23,688,809 | 12.7% | (192,229,221) | 30,005,469 | 15.6% |
| Other Underwriting Expenses | 27,514,253 | 34,915,584 | (7,401,331) | 21.2% | 58,318,148 | (30,803,895) | 52.8% | 53,792,298 | (26,278,045) | 48.9% |
| **Total Admin & Other Expenses** | **$198,546,031** | **$213,370,986** | **(14,824,955)** | **6.9%** | **$260,669,001** | **(62,122,971)** | **23.8%** | **$230,203,028** | **(31,656,997)** | **13.8%** |

Note: All variances enumerated above are in reference to the 2026 Budget. All percentages are stated in absolute value.

## Public Affairs and Strategy

| | 2026 Budget | 2025 Projection | Change ($) | Change (%) | 2025 Budget | Change ($) | Change (%) | 2024 Actual | Change ($) | Change (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| Salaries | $1,559,213 | $3,782,349 | (2,223,136) | 58.8% | $4,464,579 | (2,905,366) | 65.1% | $6,883,236 | (5,324,023) | 77.3% |
| Employee Benefits | 333,517 | 821,272 | (487,755) | 59.4% | 1,161,374 | (827,857) | 71.3% | 904,461 | (570,944) | 63.1% |
| Payroll Taxes | 136,019 | 306,613 | (170,594) | 55.6% | 386,978 | (250,959) | 64.9% | 459,244 | (323,225) | 70.4% |
| Contingent Staffing | - | - | - | - | - | - | - | 84,037 | (84,037) | 100.0% |
| Training | 5,695 | 1,104 | 4,591 | 415.9% | 28,307 | (22,612) | 79.9% | 34,138 | (28,443) | 83.3% |
| Recruiting | - | - | - | - | - | - | - | - | - | - |
| Printing | 24,140 | 10,340 | 13,800 | 133.5% | 22,200 | 1,940 | 8.7% | 20,450 | 3,690 | 18.0% |
| Operating Supplies | 3,946 | 2,644 | 1,302 | 49.2% | 12,969 | (9,023) | 69.6% | 2,911 | 1,035 | 35.5% |
| Subscriptions & Dues | 31,243 | 62,941 | (31,698) | 50.4% | 60,957 | (29,714) | 48.7% | 73,458 | (42,215) | 57.5% |
| Postage | - | - | - | - | - | - | - | - | - | - |
| Telecommunications | - | - | - | - | - | - | - | - | - | - |
| Legal | - | - | - | - | - | - | - | - | - | - |
| Insurance | - | - | - | - | - | - | - | - | - | - |
| Travel & Meals | 33,783 | 12,615 | 21,168 | 167.8% | 39,951 | (6,168) | 15.4% | 39,890 | (6,107) | 15.3% |
| Professional Services | 190,400 | 405,761 | (215,361) | 53.1% | 521,300 | (330,900) | 63.5% | 468,556 | (278,156) | 59.4% |
| Rent | - | - | - | - | - | - | - | - | - | - |
| Depreciation | - | - | - | - | - | - | - | - | - | - |
| Producer Fees | - | - | - | - | - | - | - | - | - | - |
| Operations & Maintenance | - | 47 | (47) | 100.0% | - | - | - | 53 | (53) | 100.0% |
| Bank Charges | - | - | - | - | - | - | - | - | - | - |
| Software Maint & Licensing | 514,531 | 667,240 | (152,709) | 22.9% | 714,284 | (199,754) | 28.0% | 407,512 | 107,018 | 26.3% |
| Computer Hardware | - | - | - | - | - | - | - | - | - | - |
| FMAP Funding | - | - | - | - | - | - | - | - | - | - |
| Administrative Expenses | 2,832,487 | 6,072,926 | (3,240,439) | 53.4% | 7,412,899 | (4,580,412) | 61.8% | 9,377,948 | (6,545,461) | 69.8% |
| ULAE Expense Allocation | - | - | - | - | - | - | - | (687,760) | 687,760 | 100.0% |
| Other Underwriting Expenses | - | - | - | - | - | - | - | - | - | - |
| **Total Admin & Other Expenses** | **$2,832,487** | **$6,072,926** | **(3,240,439)** | **53.4%** | **$7,412,899** | **(4,580,412)** | **61.8%** | **$8,690,188** | **(5,857,701)** | **67.4%** |

Note: All variances enumerated above are in reference to the 2026 Budget. All percentages are stated in absolute value.

# 2026 Operating Budget
## Citizens Property Insurance Corporation

## Administrative Expenses
## Comparisons of Annual Totals

| Administrative Services | 2026 Budget | 2025 Projection | Change ($) | Change (%) | 2025 Budget | Change ($) | Change (%) | 2024 Actual | Change ($) | Change (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| Salaries | $27,285,548 | $26,330,369 | $955,178 | 3.6% | $28,692,256 | (1,406,708) | 4.9% | $26,200,505 | $1,085,043 | 4.1% |
| Employee Benefits | 9,876,428 | 8,788,587 | 1,087,840 | 12.4% | 10,981,084 | (1,104,657) | 10.1% | 8,913,948 | 962,480 | 10.8% |
| Payroll Taxes | 2,416,065 | 2,252,522 | 163,543 | 7.3% | 2,568,318 | (152,253) | 5.9% | 1,975,858 | 440,207 | 22.3% |
| Contingent Staffing | 240,738 | 328,037 | (87,298) | 26.6% | 542,036 | (301,298) | 55.6% | 583,937 | (343,199) | 58.8% |
| Training | 315,591 | 277,601 | 37,990 | 13.7% | 415,517 | (99,926) | 24.0% | 210,508 | 105,083 | 49.9% |
| Recruiting | 399,989 | 243,153 | 156,836 | 64.5% | 656,188 | (256,199) | 39.0% | 362,177 | 37,812 | 10.4% |
| Printing | 44,154 | 38,310 | 5,844 | 15.3% | 52,135 | (7,981) | 15.3% | 28,877 | 15,277 | 52.9% |
| Operating Supplies | 163,880 | 129,225 | 34,655 | 26.8% | 169,105 | (5,225) | 3.1% | 84,748 | 79,132 | 93.4% |
| Subscriptions & Dues | 304,692 | 272,883 | 31,809 | 11.7% | 335,975 | (31,283) | 9.3% | 389,825 | (85,133) | 21.8% |
| Postage | 539,900 | 629,985 | (90,085) | 14.3% | 615,820 | (75,920) | 12.3% | 687,221 | (147,321) | 21.4% |
| Telecommunications | - | - | - | - | - | - | - | (19) | 19 | 100.0% |
| Legal | - | - | - | - | - | - | - | - | - | - |
| Insurance | - | - | - | - | - | - | - | (33) | 33 | 100.0% |
| Travel & Meals | 249,496 | 257,632 | (8,136) | 3.2% | 281,964 | (32,468) | 11.5% | 458,871 | (209,375) | 45.6% |
| Professional Services | 7,670,730 | 5,537,958 | 2,132,772 | 38.5% | 7,685,371 | (14,641) | 0.2% | 4,566,454 | 3,104,276 | 68.0% |
| Rent | 5,697,744 | 4,678,141 | 1,019,603 | 21.8% | 5,040,163 | 657,581 | 13.0% | 4,411,485 | 1,286,259 | 29.2% |
| Depreciation | 77,960 | 54,678 | 23,282 | 42.6% | 124,112 | (46,152) | 37.2% | 48,819 | 29,141 | 59.7% |
| Producer Fees | (1,585,520) | (1,436,176) | (149,343) | 10.4% | (1,360,229) | (225,291) | 16.6% | (1,231,843) | (353,676) | 28.7% |
| Operations & Maintenance | 3,053,046 | 2,456,265 | 596,781 | 24.3% | 9,052,013 | (5,998,967) | 66.3% | 1,405,468 | 1,647,577 | 117.2% |
| Bank Charges | 42,731 | 43,327 | (596) | 1.4% | 84,000 | (41,269) | 49.1% | 24,873 | 17,858 | 71.8% |
| Software Maint & Licensing | 4,196,040 | 4,851,978 | (655,938) | 13.5% | 4,053,252 | 142,788 | 3.5% | 2,392,330 | 1,803,709 | 75.4% |
| Computer Hardware | - | - | - | - | - | - | - | 83 | (83) | 100.0% |
| FMAP Funding | (158,139) | (141,190) | (16,949) | 12.0% | (215,814) | 57,675 | 26.7% | (158,196) | 57 | - |
| Administrative Expenses | 60,831,072 | 55,593,284 | 5,237,789 | 9.4% | 69,773,266 | (8,942,194) | 12.8% | 51,355,896 | 9,475,176 | 18.5% |
| ULAE Expense Allocation | (2,116,571) | (1,761,107) | (355,464) | 20.2% | (3,746,394) | 1,629,823 | 43.5% | (2,391,812) | 275,241 | 11.5% |
| Other Underwriting Expenses | 4,940,843 | 5,850,510 | (909,667) | 15.5% | 7,314,766 | (2,373,923) | 32.5% | 7,274,250 | (2,333,407) | 32.1% |
| **Total Admin & Other Expenses** | **$63,655,344** | **$59,682,686** | **$3,972,658** | **6.7%** | **$73,341,638** | **(9,686,294)** | **13.2%** | **$56,238,334** | **$7,417,010** | **13.2%** |

Note: All variances enumerated above are in reference to the 2026 Budget. All percentages are stated in absolute value.

| Insurance Operations | 2026 Budget | 2025 Projection | Change ($) | Change (%) | 2025 Budget | Change ($) | Change (%) | 2024 Actual | Change ($) | Change (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| Salaries | $56,185,459 | $58,341,548 | (2,156,089) | 3.7% | $60,874,927 | (4,689,468) | 7.7% | $60,135,138 | (3,949,679) | 6.6% |
| Employee Benefits | 18,021,005 | 17,626,006 | 394,999 | 2.2% | 19,262,173 | (1,241,167) | 6.4% | 15,622,880 | 2,398,125 | 15.4% |
| Payroll Taxes | 5,062,968 | 4,927,875 | 135,094 | 2.7% | 5,486,271 | (423,303) | 7.7% | 4,557,117 | 505,851 | 11.1% |
| Contingent Staffing | 74,601,479 | 84,977,658 | (10,376,180) | 12.2% | 92,738,170 | (18,136,691) | 19.6% | 105,556,267 | (30,954,788) | 29.3% |
| Training | 121,602 | 128,020 | (6,418) | 5.0% | 206,710 | (85,108) | 41.2% | 80,429 | 41,174 | 51.2% |
| Recruiting | - | - | - | - | - | - | - | (5,320) | 5,320 | 100.0% |
| Printing | 40,020 | 40,058 | (38) | 0.1% | 50,020 | (10,000) | 20.0% | 18,183 | 21,837 | 120.1% |
| Operating Supplies | 33,293 | 33,293 | - | - | 43,808 | (10,515) | 24.0% | 20,044 | 13,249 | 66.1% |
| Subscriptions & Dues | 1,064,940 | 1,614,640 | (549,700) | 34.0% | 1,670,260 | (605,320) | 36.2% | 741,348 | 323,592 | 43.6% |
| Postage | 2,664 | 1,140 | 1,524 | 133.7% | 2,712 | (48) | 1.8% | 121 | 2,543 | 2,101.1% |
| Telecommunications | - | 23 | (23) | 100.0% | - | - | - | 17 | (17) | 100.0% |
| Legal | 533,000 | 382,788 | 150,212 | 39.2% | 453,000 | 80,000 | 17.7% | 653,066 | (120,066) | 18.4% |
| Insurance | - | - | - | 100.0% | - | - | - | - | - | - |
| Travel & Meals | 530,358 | 614,230 | (83,872) | 13.7% | 709,932 | (179,574) | 25.3% | 801,811 | (271,453) | 33.9% |
| Professional Services | 3,656,550 | 1,601,264 | 2,055,286 | 128.4% | 2,942,000 | 714,550 | 24.3% | 3,722,497 | (65,947) | 1.8% |
| Rent | - | - | - | - | - | - | - | - | - | - |
| Depreciation | - | - | - | - | - | - | - | - | - | - |
| Producer Fees | - | - | - | - | - | - | - | - | - | - |
| Operations & Maintenance | 111,698 | 100,850 | 10,848 | 10.8% | 114,488 | (2,790) | 2.4% | 77,419 | 34,279 | 44.3% |
| Bank Charges | - | - | - | - | - | - | - | - | - | - |
| Software Maint & Licensing | 7,429,813 | 8,031,596 | (601,783) | 7.5% | 9,145,493 | (1,715,680) | 18.8% | 7,470,718 | (40,905) | 0.5% |
| Computer Hardware | - | 146 | (146) | 100.0% | - | - | - | 20 | (20) | 100.0% |
| FMAP Funding | - | - | - | - | - | - | - | - | - | - |
| Administrative Expenses | 167,394,849 | 178,421,135 | (11,026,286) | 6.2% | 193,699,963 | (26,305,115) | 13.6% | 199,451,755 | (32,056,907) | 16.1% |
| ULAE Expense Allocation | (146,233,440) | (156,339,162) | 10,105,722 | 6.5% | (168,958,970) | 22,725,530 | 13.5% | (176,891,695) | 30,658,255 | 17.3% |
| Other Underwriting Expenses | 14,473,410 | 22,521,811 | (8,048,401) | 35.7% | 37,537,881 | (23,064,471) | 61.4% | 34,605,526 | (20,132,116) | 58.2% |
| **Total Admin & Other Expenses** | **$35,634,819** | **$44,603,784** | **(8,968,966)** | **20.1%** | **$62,278,874** | **(26,644,056)** | **42.8%** | **$57,165,586** | **(21,530,768)** | **37.7%** |

Note: All variances enumerated above are in reference to the 2026 Budget. All percentages are stated in absolute value.

# 2026 Operating Budget
## Citizens Property Insurance Corporation

# Administrative Expenses
# Comparisons of Annual Totals

| Enterprise Resources | 2026 Budget | 2025 Projection | Change ($) | Change (%) | 2025 Budget | Change ($) | Change (%) | 2024 Actual | Change ($) | Change (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| Salaries | $6,923,383 | $6,421,562 | $501,821 | 7.8% | $6,693,537 | $229,846 | 3.4% | $6,660,117 | $263,266 | 4.0% |
| Employee Benefits | 1,380,989 | 1,059,807 | 321,183 | 30.3% | 1,307,575 | 73,414 | 5.6% | 1,017,526 | 363,463 | 35.7% |
| Payroll Taxes | 461,535 | 389,731 | 71,804 | 18.4% | 447,118 | 14,418 | 3.2% | 365,018 | 96,517 | 26.4% |
| Contingent Staffing | - | - | - | - | - | - | - | - | - | - |
| Training | 64,135 | 50,398 | 13,737 | 27.3% | 80,600 | (16,465) | 20.4% | 36,964 | 27,171 | 73.5% |
| Recruiting | - | - | - | - | - | - | - | - | - | - |
| Printing | 1,300 | 896 | 404 | 45.1% | 1,900 | (600) | 31.6% | 698 | 602 | 86.1% |
| Operating Supplies | 6,640 | 4,076 | 2,564 | 62.9% | 6,640 | - | - | 4,056 | 2,584 | 63.7% |
| Subscriptions & Dues | 191,202 | 175,207 | 15,995 | 9.1% | 184,323 | 6,879 | 3.7% | 107,510 | 83,692 | 77.8% |
| Postage | 390 | 183 | 207 | 112.8% | 390 | - | - | 32 | 358 | 1,116.5% |
| Telecommunications | - | - | - | - | - | - | - | 72 | (72) | 100.0% |
| Legal | 60,000 | 6,250 | 53,750 | 860.0% | 65,000 | (5,000) | 7.7% | 817 | 59,183 | 7,243.9% |
| Insurance | - | - | - | - | - | - | - | - | - | - |
| Travel & Meals | 249,180 | 217,577 | 31,603 | 14.5% | 266,145 | (16,965) | 6.4% | 270,550 | (21,370) | 7.9% |
| Professional Services | 370,000 | 256,326 | 113,674 | 44.3% | 380,000 | (10,000) | 2.6% | 452,662 | (82,662) | 18.3% |
| Rent | - | - | - | - | - | - | - | - | - | - |
| Depreciation | - | - | - | - | - | - | - | - | - | - |
| Producer Fees | - | - | - | - | - | - | - | - | - | - |
| Operations & Maintenance | - | 25 | (25) | 100.0% | - | - | - | 34,991 | (34,991) | 100.0% |
| Bank Charges | - | - | - | - | - | - | - | - | - | - |
| Software Maint & Licensing | 327,553 | 381,779 | (54,226) | 14.2% | 301,125 | 26,428 | 8.8% | 230,816 | 96,737 | 41.9% |
| Computer Hardware | - | 60 | (60) | 100.0% | - | - | - | - | - | - |
| FMAP Funding | - | - | - | - | - | - | - | - | - | - |
| Administrative Expenses | 10,036,308 | 8,963,877 | 1,072,430 | 12.0% | 9,734,353 | 301,955 | 3.1% | 9,181,830 | 854,478 | 9.3% |
| ULAE Expense Allocation | - | (109) | 109 | 100.1% | - | - | - | (19,015) | 19,015 | 100.0% |
| Other Underwriting Expenses | - | - | - | - | - | - | - | - | - | - |
| **Total Admin & Other Expenses** | **$10,036,308** | **$8,963,768** | **$1,072,539** | **12.0%** | **$9,734,353** | **$301,955** | **3.1%** | **$9,162,815** | **$873,493** | **9.5%** |

Note: All variances enumerated above are in reference to the 2026 Budget. All percentages are stated in absolute value.

## Financial Services

| | 2026 Budget | 2025 Projection | Change ($) | Change (%) | 2025 Budget | Change ($) | Change (%) | 2024 Actual | Change ($) | Change (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| Salaries | $13,705,169 | $13,464,608 | $240,561 | 1.8% | $13,716,828 | (11,659) | 0.1% | $12,961,022 | $744,146 | 5.7% |
| Employee Benefits | 3,796,541 | 3,576,333 | 220,207 | 6.2% | 3,715,268 | 81,273 | 2.2% | 3,152,285 | 644,256 | 20.4% |
| Payroll Taxes | 1,173,674 | 1,078,131 | 95,543 | 8.9% | 1,179,242 | (5,568) | 0.5% | 931,945 | 241,729 | 25.9% |
| Contingent Staffing | 96,958 | 166,237 | (69,279) | 41.7% | 87,577 | 9,381 | 10.7% | 85,214 | 11,744 | 13.8% |
| Training | 92,450 | 84,406 | 8,044 | 9.5% | 152,211 | (59,760) | 39.3% | 87,409 | 5,041 | 5.8% |
| Recruiting | - | - | - | - | - | - | - | - | - | - |
| Printing | 19,146 | 17,748 | 1,398 | 7.9% | 20,646 | (1,500) | 7.3% | 30,190 | (11,044) | 36.6% |
| Operating Supplies | 13,306 | 15,995 | (2,689) | 16.8% | 13,806 | (500) | 3.6% | 19,857 | (6,551) | 33.0% |
| Subscriptions & Dues | 246,289 | 276,864 | (30,575) | 11.0% | 173,072 | 73,217 | 42.3% | 154,844 | 91,445 | 59.1% |
| Postage | - | 14 | (14) | 100.0% | - | - | - | 5 | (5) | 100.0% |
| Telecommunications | - | - | - | - | - | - | - | - | - | - |
| Legal | - | - | - | - | - | - | - | - | - | - |
| Insurance | - | - | - | - | - | - | - | - | - | - |
| Travel & Meals | 172,246 | 170,553 | 1,692 | 1.0% | 216,752 | (44,506) | 20.5% | 108,979 | 63,267 | 58.1% |
| Professional Services | 2,725,575 | 2,475,777 | 249,799 | 10.1% | 2,912,930 | (187,355) | 6.4% | 2,625,277 | 100,298 | 3.8% |
| Rent | 5,304 | 3,345 | 1,959 | 58.6% | 5,304 | - | - | 3,812 | 1,492 | 39.1% |
| Depreciation | 10,223 | 17,421 | (7,198) | 41.3% | 17,421 | (7,198) | 41.3% | 21,020 | (10,796) | 51.4% |
| Producer Fees | - | - | - | - | - | - | - | - | - | - |
| Operations & Maintenance | - | 2,763 | (2,763) | 100.0% | 2,400 | (2,400) | 100.0% | 1,321 | (1,321) | 100.0% |
| Bank Charges | 312,000 | 431,767 | (119,767) | 27.7% | 516,000 | (204,000) | 39.5% | 298,391 | 13,609 | 4.6% |
| Software Maint & Licensing | 2,173,672 | 1,949,980 | 223,692 | 11.5% | 2,112,380 | 61,292 | 2.9% | 1,725,604 | 448,068 | 26.0% |
| Computer Hardware | 37,235 | 23,608 | 13,627 | 57.7% | 56,892 | (19,657) | 34.6% | 33,408 | 3,827 | 11.5% |
| FMAP Funding | (18,600) | (18,600) | - | - | (18,600) | - | - | (18,600) | - | - |
| Administrative Expenses | 24,561,188 | 23,736,950 | 824,238 | 3.5% | 24,880,127 | (318,940) | 1.3% | 22,221,983 | 2,339,204 | 10.5% |
| ULAE Expense Allocation | (63,360) | (71,436) | 8,076 | 11.3% | (102,960) | 39,600 | 38.5% | (71,291) | 7,931 | 11.1% |
| Other Underwriting Expenses | 8,100,000 | 6,543,264 | 1,556,736 | 23.8% | 13,465,500 | (5,365,500) | 39.8% | 11,912,522 | (3,812,522) | 32.0% |
| **Total Admin & Other Expenses** | **$32,597,828** | **$30,208,778** | **$2,389,050** | **7.9%** | **$38,242,667** | **(5,644,840)** | **14.8%** | **$34,063,214** | **(1,465,386)** | **4.3%** |

Note: All variances enumerated above are in reference to the 2026 Budget. All percentages are stated in absolute value.

# 2026 Operating Budget
## Citizens Property Insurance Corporation

## Administrative Expenses
## Comparisons of Annual Totals

### Office of the General Counsel

| | 2026 Budget | 2025 Projection | Change ($) | Change (%) | 2025 Budget | Change ($) | Change (%) | 2024 Actual | Change ($) | Change (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| Salaries | $9,765,555 | $9,768,927 | (3,373) | - | $9,908,724 | (143,169) | 1.4% | $8,629,419 | $1,136,136 | 13.2% |
| Employee Benefits | 2,540,419 | 2,348,346 | 192,074 | 8.2% | 2,525,796 | 14,623 | 0.6% | 2,166,473 | 373,946 | 17.3% |
| Payroll Taxes | 845,949 | 790,905 | 55,044 | 7.0% | 858,129 | (12,179) | 1.4% | 631,195 | 214,755 | 34.0% |
| Contingent Staffing | - | 227,182 | (227,182) | 100.0% | 417,964 | (417,964) | 100.0% | 125,457 | (125,457) | 100.0% |
| Training | 69,864 | 77,487 | (7,623) | 9.8% | 94,399 | (24,535) | 26.0% | 32,819 | 37,045 | 112.9% |
| Recruiting | - | - | - | - | - | - | - | - | - | - |
| Printing | 500 | 364 | 136 | 37.5% | 896 | (396) | 44.2% | 260 | 240 | 92.5% |
| Operating Supplies | 5,400 | 5,849 | (449) | 7.7% | 10,720 | (5,320) | 49.6% | 3,115 | 2,285 | 73.3% |
| Subscriptions & Dues | 220,363 | 175,711 | 44,652 | 25.4% | 266,299 | (45,936) | 17.2% | 95,525 | 124,838 | 130.7% |
| Postage | - | 8 | (8) | 100.0% | - | - | - | - | - | - |
| Telecommunications | - | - | - | - | - | - | - | - | - | - |
| Legal | 1,500,000 | 1,435,830 | 64,170 | 4.5% | 1,104,000 | 396,000 | 35.9% | 937,311 | 562,689 | 60.0% |
| Insurance | 796,620 | 958,122 | (161,502) | 16.9% | 912,426 | (115,806) | 12.7% | 1,026,241 | (229,622) | 22.4% |
| Travel & Meals | 131,289 | 135,289 | (4,000) | 3.0% | 217,516 | (86,227) | 39.6% | 113,404 | 17,885 | 15.8% |
| Professional Services | 526,296 | 331,285 | 195,011 | 58.9% | 335,805 | 190,491 | 56.7% | 448,950 | 77,346 | 17.2% |
| Rent | 14,400 | 10,830 | 3,570 | 33.0% | 12,000 | 2,400 | 20.0% | 17,837 | (3,437) | 19.3% |
| Depreciation | - | - | - | - | - | - | - | - | - | - |
| Producer Fees | - | - | - | - | - | - | - | - | - | - |
| Operations & Maintenance | 1,200 | 68,115 | (66,915) | 98.2% | 68,685 | (67,485) | 98.3% | 205,945 | (204,745) | 99.4% |
| Bank Charges | - | - | - | - | - | - | - | - | - | - |
| Software Maint & Licensing | 1,436,518 | 581,182 | 855,337 | 147.2% | 416,811 | 1,019,707 | 244.6% | 822,508 | 614,011 | 74.7% |
| Computer Hardware | 5,000 | - | 5,000 | - | 20,000 | (15,000) | 75.0% | 6,030 | (1,030) | 17.1% |
| FMAP Funding | - | - | - | - | - | - | - | - | - | - |
| Administrative Expenses | 17,859,373 | 16,915,431 | 943,942 | 5.6% | 17,170,170 | 689,203 | 4.0% | 15,262,489 | 2,596,884 | 17.0% |
| ULAE Expense Allocation | (6,845,995) | (6,732,808) | (113,187) | 1.7% | (6,950,029) | 104,034 | 1.5% | (5,577,325) | (1,268,670) | 22.7% |
| Other Underwriting Expenses | - | - | - | - | - | - | - | - | - | - |
| **Total Admin & Other Expenses** | **$11,013,378** | **$10,182,624** | **$830,755** | **8.2%** | **$10,220,141** | **$793,237** | **7.8%** | **$9,685,164** | **$1,328,215** | **13.7%** |

Note: All variances enumerated above are in reference to the 2026 Budget. All percentages are stated in absolute value.

## Information Technology

| | 2026 Budget | 2025 Projection | Change ($) | Change (%) | 2025 Budget | Change ($) | Change (%) | 2024 Actual | Change ($) | Change (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| Salaries | $19,324,776 | $20,781,073 | (1,456,297) | 7.0% | $23,049,276 | (3,724,500) | 16.2% | $22,947,537 | (3,622,761) | 15.8% |
| Employee Benefits | 5,515,837 | 5,596,136 | (80,300) | 1.4% | 6,579,959 | (1,064,122) | 16.2% | 4,732,440 | 783,397 | 16.6% |
| Payroll Taxes | 1,719,004 | 1,704,232 | 14,772 | 0.9% | 2,047,138 | (328,134) | 16.0% | 1,699,025 | 19,979 | 1.2% |
| Contingent Staffing | 3,996,208 | 4,338,247 | (342,039) | 7.9% | 3,581,772 | 414,436 | 11.6% | 4,522,735 | (526,527) | 11.6% |
| Training | 84,200 | 84,129 | 71 | 0.1% | 145,790 | (61,590) | 42.2% | 64,137 | 20,063 | 31.3% |
| Recruiting | - | - | - | - | - | - | - | - | - | - |
| Printing | - | 432 | (432) | 100.0% | - | - | - | 87 | (87) | 100.0% |
| Operating Supplies | 2,500 | 3,533 | (1,033) | 29.2% | 7,050 | (4,550) | 64.5% | 4,814 | (2,314) | 48.1% |
| Subscriptions & Dues | 180,300 | 113,038 | 67,262 | 59.5% | 156,745 | 23,555 | 15.0% | 269,692 | (89,392) | 33.1% |
| Postage | 3,600 | 2,175 | 1,425 | 65.5% | 4,500 | (900) | 20.0% | (250) | 3,850 | 1,540.0% |
| Telecommunications | 2,515,400 | 2,781,954 | (266,554) | 9.6% | 2,860,400 | (345,000) | 12.1% | 4,085,416 | (1,570,016) | 38.4% |
| Legal | - | - | - | - | - | - | - | - | - | - |
| Insurance | - | - | - | - | - | - | - | - | - | - |
| Travel & Meals | 88,652 | 88,652 | - | - | 181,691 | (93,039) | 51.2% | 186,831 | (98,179) | 52.5% |
| Professional Services | 2,759,115 | 4,435,356 | (1,676,241) | 37.8% | 5,345,575 | (2,586,460) | 48.4% | 5,586,268 | (2,827,153) | 50.6% |
| Rent | 279,000 | 1,696,663 | (1,417,663) | 83.6% | 1,925,998 | (1,646,998) | 85.5% | 1,580,230 | (1,301,230) | 82.3% |
| Depreciation | 374,934 | 383,655 | (8,722) | 2.3% | 186,577 | 188,356 | 101.0% | 210,564 | 164,370 | 78.1% |
| Producer Fees | - | - | - | - | - | - | - | - | - | - |
| Operations & Maintenance | 61,000 | 241,869 | (180,869) | 74.8% | 277,000 | (216,000) | 78.0% | 336,228 | (275,228) | 81.9% |
| Bank Charges | - | - | - | - | - | - | - | - | - | - |
| Software Maint & Licensing | 11,411,923 | 12,991,828 | (1,579,905) | 12.2% | 13,800,866 | (2,388,943) | 17.3% | 13,716,920 | (2,304,997) | 16.8% |
| Computer Hardware | 1,423,804 | 5,330,461 | (3,906,657) | 73.3% | 5,442,299 | (4,018,496) | 73.8% | 1,670,995 | (247,191) | 14.8% |
| FMAP Funding | - | (140) | 140 | 100.0% | - | - | - | (674) | 674 | 100.0% |
| Administrative Expenses | 49,740,252 | 60,573,294 | (10,833,041) | 17.9% | 65,592,636 | (15,852,384) | 24.2% | 61,612,996 | (11,872,743) | 19.3% |
| ULAE Expense Allocation | (6,964,385) | (6,916,875) | (47,511) | 0.7% | (6,154,208) | (810,178) | 13.2% | (6,590,322) | (374,064) | 5.7% |
| Other Underwriting Expenses | - | - | - | - | - | - | - | - | - | - |
| **Total Admin & Other Expenses** | **$42,775,867** | **$53,656,419** | **(10,880,552)** | **20.3%** | **$59,438,429** | **(16,662,561)** | **28.0%** | **$55,022,674** | **(12,246,807)** | **22.3%** |

Note: All variances enumerated above are in reference to the 2026 Budget. All percentages are stated in absolute value.

This page is intended to be blank

CITIZENS
PROPERTY INSURANCE CORPORATION

# 2026 Operating Budget

## Capital Acquisitions

This page is intended to be blank

| Asset Category | 2026 Budget | 2025 Projection | Change ($) | Change (%) | 2025 Budget | Change ($) | Change (%) | 2024 Actual | Change ($) | Change (%) |
|---|---|---|---|---|---|---|---|---|---|---|
| EDP Equipment | $ 286,481 | $ 310,468 | $ (23,987) | 7.73% | $ 143,919 | $ 142,562 | 99.06% | $ 167,906 | $ 118,575 | 70.62% |
| Software | 45,795 | 30,530 | 15,265 | 50.00% | - | 45,795 | 0.00% | - | 45,795 | 0.00% |
| Office Equipment | 22,261 | 33,198 | (10,937) | 32.94% | 33,198 | (10,937) | 32.94% | 37,598 | (15,337) | 40.79% |
| Furniture | - | - | - | 0.00% | - | - | 0.00% | - | - | 0.00% |
| Leasehold Improvements | - | 3,578 | (3,578) | 100.00% | 3,578 | (3,578) | 100.00% | 6,001 | (6,001) | 100.00% |
| Automobiles | 108,580 | 77,980 | 30,600 | 39.24% | 147,415 | (38,834) | 26.34% | 68,898 | 39,683 | 57.60% |
| **Total Capital Acquisitions** | **$ 463,117** | **$ 455,754** | **$ 7,363** | **1.62%** | **$ 328,110** | **$ 135,007** | **41.15%** | **$ 280,403** | **$ 182,714** | **65.16%** |

Note: All variances enumerated above are in reference to the 2026 Budget. All percentages are stated in absolute value.

This page is intended to be blank

CITIZENS
PROPERTY INSURANCE CORPORATION

# 2026 Operating Budget

## Probable Maximum Loss (PML) Scenarios

This page is intended to be blank

# Probable Maximum Loss (PML) Scenarios

| *All values in $ millions* | | |
|---|---|---|
| **2026 Budgeted Net Income (Loss)** | $ | 469.1 |
| **2026 Projected Year-End Surplus** | $ | 5,442.9 |
| **1-10 Year Event** | | |
| Gross Losses and LAE | $ | 916.4 |
| FHCF Recovery | | - |
| Private Risk Transfer Recovery | | - |
| Net Losses and LAE | | 916.4 |
| Post-Event Net Income (Loss) | | (447.3) |
| Post-Event Surplus (Deficit) | | 4,526.5 |
| **1-25 Year Event** | | |
| Gross Losses and LAE | $ | 2,461.8 |
| FHCF Recovery | | 998.9 |
| Private Risk Transfer Recovery | | 111.0 |
| Net Losses and LAE | | 1,351.9 |
| Post-Event Net Income (Loss) | | (882.8) |
| Post-Event Surplus (Deficit) | | 4,091.0 |
| **1-100 Year Event** | | |
| Gross Losses and LAE | $ | 6,493.4 |
| FHCF Recovery | | 1,754.0 |
| Private Risk Transfer Recovery | | 3,229.0 |
| Net Losses and LAE | | 1,510.4 |
| Post-Event Net Income (Loss) | | (1,041.3) |
| Post-Event Surplus (Deficit) | | 3,932.5 |

**Assumptions:**

1) The relative magnitude of an event will depend on the size, severity and path of the storm. Probable Maximum Loss ("PML") estimates are developed using AIR Hurricane Model for the United States Version 2.0.0 as implemented in Touchstone (version 11.5.0). All PMLs reflect the 50K US Hurricane - Florida Regulatory Event Set including Demand Surge, excluding Storm Surge, and include a load of 10% of loss to account for loss adjustment expense (LAE).

2) FHCF recoveries are based on estimated retention and payout multiples. The actual retention and limits for 2026 may be significantly different from these estimates.

3) The private risk transfer program assumed and corresponding recoveries may significantly change due to market conditions and/or Citizens' exposures in 2026.

4) For the projected placed program, a 1-in-100 year event does not trigger a policyholder surcharge or emergency assessment.