



2016 Operating Budget

Financial Schedules & Supporting Information

Board of Governors Meeting

December 09, 2015



Board of Governors

Chris Gardner, Chairman of the Board

Don Glisson, Vice Chair

Gary Aubuchon

Bette Brown

Juan Cocuy

Jim Henderson

James Holton

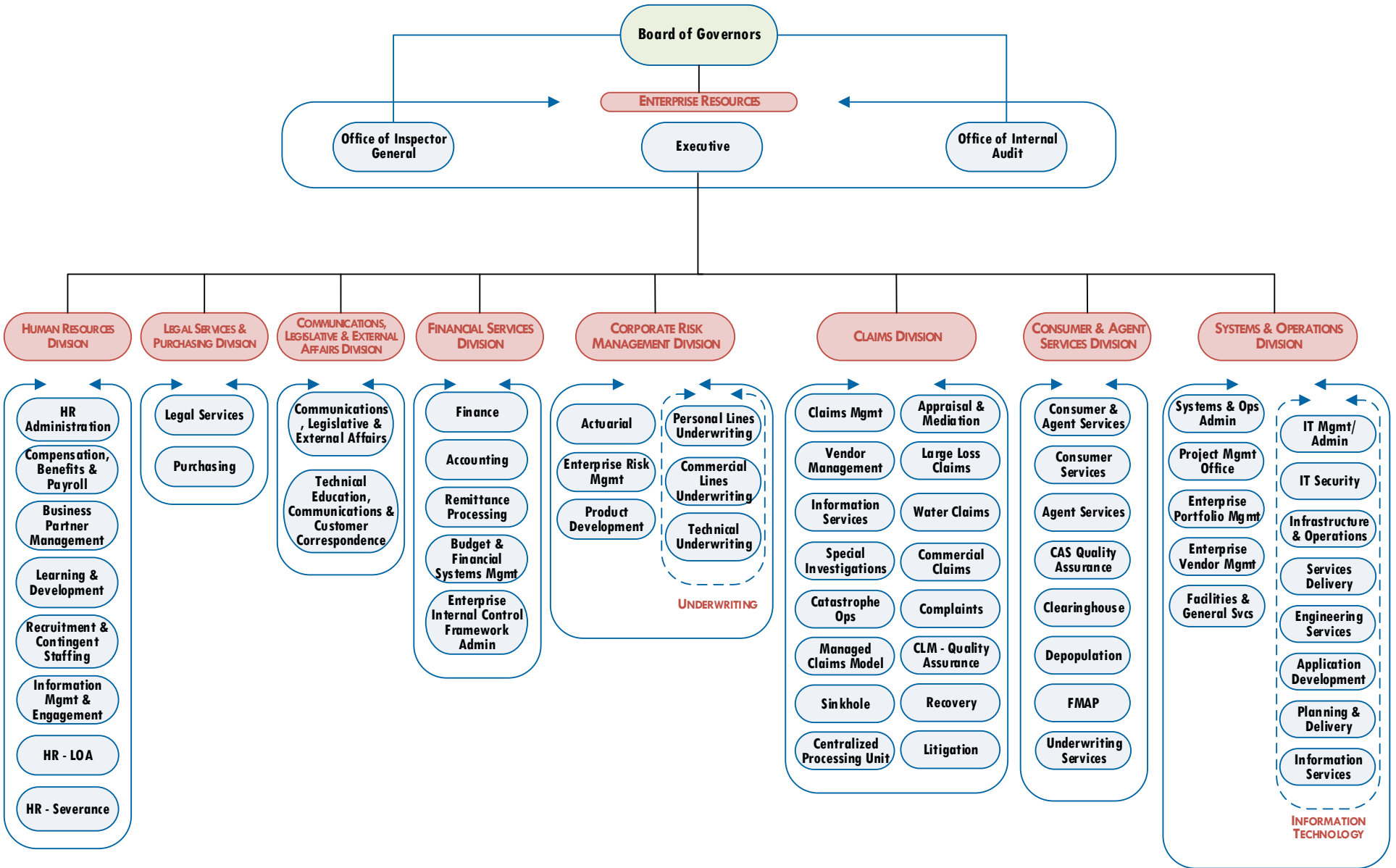
Freddie Schinz

John Wortman



Table of Contents

Organizational Structure	4
Budget Assumptions	7
Budgeted Statements of Operations	13
Administrative Expenses	19
Capital Acquisitions	45
Contingency Statement of Operations	49



This page is intended to be blank

This page is intended to be blank



2016 Operating Budget

Budget Assumptions

2016 Operating Budget

Citizens Property Insurance Corporation

Budget Assumptions Comparison

I Policies In Force (PIF)		PLA	CLA	COASTAL	TOTAL
A	Policy count as of: 12/31/2016	261,936	2,423	152,661	417,019
	Policy count as of: 12/31/2015	275,722	3,365	200,870	479,957
	Total policy count change, net of depopulation	(13,787)	(942)	(48,209)	(62,938)
	Percentage change, net of depopulation	-5.00%	-27.99%	-24.00%	-13.11%
B	New Business				
	2016 budgeted new business	62,827	68	24,456	87,351
	2015 projected new business	86,706	108	33,633	120,447
	Change	(23,879)	(40)	(9,177)	(33,096)
	Percentage change	-27.54%	-37.04%	-27.29%	-27.48%
C	Renewal Business				
	2016 budgeted renewal business	211,053	2,849	159,940	373,842
	2015 projected renewal business	276,728	3,772	227,351	507,851
	Change	(65,675)	(923)	(67,411)	(134,009)
	Percentage change	-23.73%	-24.47%	-29.65%	-26.39%
B	Depopulation				
	2016 budgeted quantity of policies depopulated	52,264	712	66,622	119,597
	2015 projected quantity of policies depopulated	162,345	779	86,271	249,395
	Change	(110,081)	(67)	(19,649)	(129,798)
	Percentage change	-67.81%	-8.62%	-22.78%	-52.05%
II Written Premiums		PLA	CLA	COASTAL	TOTAL
A	2016 Budgeted	\$ 372,184,720	\$ 48,777,772	\$ 488,273,190	\$ 909,235,682
	2015 Projected	563,503,088	67,355,576	654,414,529	1,285,273,193
	Change	(191,318,368)	(18,577,804)	(166,141,339)	(376,037,511)
	Percentage change	-33.95%	-27.58%	-25.39%	-29.26%
B	Projected new business premium (included in Written Premium above)				
	2016 Budgeted	\$ 85,377,718	\$ 1,137,089	\$ 64,758,504	\$ 151,273,311
	2015 Projected	134,437,336	1,874,846	84,334,380	220,646,562
	Change	(49,059,618)	(737,757)	(19,575,876)	(69,373,251)
	Percentage change	-36.49%	-39.35%	-23.21%	-31.44%
C	Projected renewal business premium (included in Written Premium above)				
	2016 Budgeted	\$ 286,807,002	\$ 47,640,683	\$ 423,514,686	\$ 757,962,371
	2015 Projected	429,065,752	65,480,730	570,080,149	1,064,626,631
	Change	(142,258,750)	(17,840,047)	(146,565,463)	(306,664,260)
	Percentage change	-33.16%	-27.24%	-25.71%	-28.80%

2016 Operating Budget
Citizens Property Insurance Corporation

**Budget Assumptions
Comparison**

III	Ceded Premiums	PLA	CLA	COASTAL	TOTAL
A	Depopulation				
	2016 Budgeted	\$ (47,012,807)	\$ (8,129,629)	\$ (77,095,754)	\$ (132,238,189)
	2015 Projected	(124,648,689)	(9,986,310)	(93,347,218)	(227,982,217)
	Change	77,635,883	1,856,681	16,251,464	95,744,028
	Percentage change	-62.28%	-18.59%	-17.41%	-42.00%
B	Florida Hurricane Catastrophe Fund Premium - Mandatory Layer Only				
	2016 Budgeted	\$ (50,000,000)	\$ (11,500,000)	\$ (104,000,000)	\$ (165,500,000)
	2015 Projected	(64,000,000)	(15,000,000)	(152,000,000)	(231,000,000)
	Change	14,000,000	3,500,000	48,000,000	65,500,000
	Percentage change	-21.88%	-23.33%	-31.58%	-28.35%
C	Private Reinsurance (Traditional)				
	2016 Budgeted	\$ -	\$ -	\$ (74,600,000)	\$ (74,600,000)
	2015 Projected	-	-	(141,737,165)	(141,737,165)
	Change	-	-	67,137,165	67,137,165
	Percentage change	0.00%	0.00%	-47.37%	-47.37%
D	Private Reinsurance (Alternative Risk Transfer)				
	2016 Budgeted	\$ -	\$ -	\$ (129,400,000)	\$ (129,400,000)
	2015 Projected	-	-	(141,737,165)	(141,737,165)
	Change	-	-	12,337,165	12,337,165
	Percentage change	0.00%	0.00%	-8.70%	-8.70%
IV	Loss Ratios	PLA	CLA	COASTAL	TOTAL
A	Loss Ratio (percent of direct premiums earned less ceded depop premium earned)				
	2016 Budgeted	41.31%	11.30%	8.28%	22.71%
	2015 Projected	43.65%	12.60%	11.76%	26.24%
	Change	-2.34%	-1.30%	-3.48%	-3.53%
	Percentage change	-5.37%	-10.35%	-29.61%	-13.45%
B	LAE Ratio (percent of losses)				
	2016 Budgeted	31.72%	41.95%	53.79%	36.02%
	2015 Projected	22.16%	46.90%	41.74%	26.83%
	Change	9.56%	-4.95%	12.05%	9.19%
	Percentage change	43.14%	-10.55%	28.87%	34.25%
C	ALAE (included in LAE Ratio above)				
	2016 Budgeted	19.76%	26.19%	25.17%	20.73%
	2015 Projected	10.86%	29.84%	12.67%	11.59%
	Change	8.90%	-3.65%	12.50%	9.14%
	Percentage change	81.95%	-12.23%	98.66%	78.86%
D	ULAE (included in LAE Ratio above)				
	2016 Budgeted	11.96%	15.76%	28.62%	15.29%
	2015 Projected	11.30%	17.06%	29.07%	15.24%
	Change	0.66%	-1.30%	-0.45%	0.05%
	Percentage change	5.84%	-7.62%	-1.55%	0.33%

2016 Operating Budget

Citizens Property Insurance Corporation

Budget Assumptions Comparison

V	Probable Maximum Loss (PML)	PLA	CLA	COASTAL	COMBINED *
A	10 Year PML				
	2016 Budgeted (As of 9/31/15 - Excluding Actual October & Projected November Depopulation) \$	193,167,462 \$	52,995,164 \$	740,501,735 \$	1,023,250,250
	2015 Budgeted (As of 10/31/14 - Excluding November Depopulation)	256,851,531	85,596,845	1,242,850,131	1,624,356,061
	Change	(63,684,069)	(32,601,681)	(502,348,396)	(601,105,811)
	Percentage change	-24.79%	-38.09%	-40.42%	-37.01%
B	25 Year PML				
	2016 Budgeted (As of 9/31/15 - Excluding Actual October & Projected November Depopulation) \$	515,391,745 \$	147,626,254 \$	2,049,947,462 \$	2,711,051,561
	2015 Budgeted (As of 10/31/14 - Excluding November Depopulation)	700,184,528	232,691,235	3,308,689,860	4,252,796,272
	Change	(184,792,783)	(85,064,981)	(1,258,742,398)	(1,541,744,711)
	Percentage change	-26.39%	-36.56%	-38.04%	-36.25%
C	100 Year PML				
	2016 Budgeted (As of 9/31/15 - Excluding Actual October & Projected November Depopulation) \$	1,641,793,419 \$	481,496,277 \$	5,818,308,022 \$	7,796,906,730
	2015 Budgeted (As of 10/31/14 - Excluding November Depopulation)	2,284,895,688	741,384,863	9,253,404,580	12,396,272,257
	Change	(643,102,269)	(259,888,586)	(3,435,096,558)	(4,599,365,527)
	Percentage change	-28.15%	-35.05%	-37.12%	-37.10%

* Combined PML does not equal the sum by account as PML is not additive.

VI	Producer Commissions and Taxes and Assessments	PLA	CLA	COASTAL	TOTAL
A	Producer Commissions (percent of direct written premiums)				
	2016 Budgeted	7.12%	10.85%	8.72%	8.18%
	2015 Projected	7.12%	10.85%	8.72%	8.13%
	Change	0.00%	0.00%	0.00%	0.05%
	Percentage change	0.00%	0.00%	0.00%	0.60%
B	Taxes and Assessments (percent of direct written premiums)				
	2016 Budgeted	1.56%	1.63%	1.40%	1.48%
	2015 Projected	1.56%	1.63%	1.40%	1.48%
	Change	0.00%	0.00%	0.00%	0.00%
	Percentage change	0.00%	0.00%	0.00%	-0.28%
VII	Allocation Between Accounts	PLA	CLA	COASTAL	TOTAL
A	Allocation between all three accounts				
	2016 Budgeted	40.93%	5.36%	53.70%	100.00%
	2015 Projected	43.84%	5.24%	50.92%	100.00%
	Change	-2.91%	0.12%	2.79%	0.00%
	Percentage change	-6.64%	2.37%	5.47%	0.00%
B	Allocation between PLA and CLA				
	2016 Budgeted	88.41%	11.59%	N/A	100.00%
	2015 Projected	89.32%	10.68%	N/A	100.00%
	Change	-0.91%	0.91%	N/A	0.00%
	Percentage change	-1.02%	8.53%	N/A	0.00%

This page is intended to be blank

This page is intended to be blank



2016 Operating Budget

Budgeted Statements of Operations

2016 Operating Budget
Citizens Property Insurance Corporation

Budgeted Statement of Operations Comparison - Consolidated

Version	2016 Budget	2015 Projection	Versus 2016 Budget		2015 Budget	Versus 2016 Budget		2014 Actual	Versus 2016 Budget	
Income Statement	Total Year	Total Year	\$ Var	% Var	Total Year	\$ Var	% Var	Total Year	Var \$	% Var
Premiums										
Premiums Written - Direct	\$909,235,682	\$1,285,273,193	(\$376,037,511)	-29.26%	\$1,668,995,411	(\$759,759,729)	-45.52%	\$2,083,869,844	(\$1,174,634,162)	-56.37%
Change in Direct UPR	183,889,414	387,375,440	(203,486,026)	-52.53%	159,375,879	24,513,535	15.38%	290,223,074	(106,333,660)	-36.64%
Premiums Ceded	(501,738,189)	(742,456,547)	240,718,358	32.42%	(676,901,683)	175,163,494	25.88%	(1,103,933,882)	602,195,693	54.55%
Change in Ceded UPR	(74,394,993)	(186,747,017)	112,352,024	60.16%	(225,357,808)	150,962,815	66.99%	107,682,243	(182,077,236)	-169.09%
Net Premiums Earned	\$516,991,914	\$743,445,069	(\$226,453,155)	-30.46%	\$926,111,799	(\$409,119,885)	-44.18%	\$1,377,841,279	(\$860,849,365)	-62.48%
Underwriting Expenses										
Losses Incurred	201,974,495	321,635,414	(119,660,919)	-37.20%	315,937,932	(113,963,437)	-36.07%	441,155,210	(239,180,715)	-54.22%
Loss Adjustment Expenses	72,990,528	87,337,522	(14,346,993)	-16.43%	131,670,019	(58,679,491)	-44.57%	198,934,912	(125,944,384)	-63.31%
Producer Commissions	74,377,904	104,507,478	(30,129,574)	-28.83%	137,799,510	(63,421,606)	-46.02%	169,764,220	(95,386,316)	-56.19%
Taxes & Assessments	13,438,301	19,049,809	(5,611,508)	-29.46%	24,755,933	(11,317,632)	-45.72%	27,828,650	(14,390,349)	-51.71%
Administrative & Other Underwriting	157,814,493	171,398,102	(13,583,609)	-7.93%	172,281,392	(14,466,899)	-8.40%	177,007,321	(19,192,828)	-10.84%
Total Underwriting Expenses	520,595,723	\$703,928,321	(\$183,332,599)	-26.04%	782,444,999	(\$261,849,276)	-33.47%	\$1,014,690,313	(\$494,094,591)	-48.69%
Net Underwriting Income	(\$3,603,809)	\$39,516,748	(\$43,120,557)	-109.12%	\$143,666,800	(\$147,270,609)	-102.51%	\$363,150,965	(\$366,754,774)	-100.99%
Other Income (Expense)										
Investment Income	150,886,051	178,214,482	(27,328,431)	-15.33%	203,900,695	(53,014,644)	-26.00%	182,035,990	(31,149,939)	-17.11%
Interest Expense	(136,942,746)	(158,809,057)	21,866,311	13.77%	(172,803,666)	35,860,920	20.75%	(180,825,989)	43,883,242	24.27%
Financing Costs	-	(5,291,699)	5,291,699	100.00%	(5,432,560)	5,432,560	100.00%	-	-	0.00%
Take - out Bonuses	-	-	-	0.00%	-	-	0.00%	-	-	0.00%
Assessment Income	-	19,326,059	(19,326,059)	-100.00%	23,228,190	(23,228,190)	-100.00%	(19,020,388)	19,020,388	100.00%
Other Income and Expenses	3,059,960	(1,982,283)	5,042,243	254.37%	(14,659,682)	17,719,642	120.87%	5,780,506	(2,720,546)	-47.06%
Total Other Income (Expense)	17,003,265	\$31,457,502	(\$14,454,237)	-45.95%	\$34,232,978	(\$17,229,713)	-50.33%	(\$12,029,880)	\$29,033,144	241.34%
Net Income (Loss)	\$13,399,456	\$70,974,250	(\$57,574,794)	-81.12%	\$177,899,778	(\$164,500,322)	-92.47%	\$351,121,085	(\$337,721,630)	-96.18%
Policies In-Force	417,019	479,957	(62,937)	-13.11%	689,078	(272,059)	-39.48%	661,161	(244,142)	-36.93%

2016 Operating Budget
Citizens Property Insurance Corporation

**Budgeted Statement of Operations Comparison -
PLA**

Version	2016 Budget	2015 Projection	Versus 2016 Budget		2015 Budget	Versus 2016 Budget		2014 Actual	Versus 2016 Budget	
Income Statement	Total Year	Total Year	\$ Var	% Var	Total Year	\$ Var	% Var	Total Year	Var \$	% Var
Premiums										
Premiums Written - Direct	\$372,184,720	\$563,503,088	(\$191,318,368)	-33.95%	\$723,380,280	(\$351,195,560)	-48.55%	\$917,609,378	(\$545,424,658)	-59.44%
Change in Direct UPR	\$97,742,859	173,739,611	(75,996,752)	-43.74%	69,388,171	28,354,688	40.86%	212,480,604	(114,737,745)	-54.00%
Premiums Ceded	(\$97,012,807)	(188,648,689)	91,635,883	48.57%	(123,226,374)	26,213,568	21.27%	(354,806,565)	257,793,758	72.66%
Change in Ceded UPR	(\$40,920,853)	(95,716,558)	54,795,705	57.25%	(119,638,795)	78,717,943	65.80%	(3,224,871)	(37,695,982)	-1168.91%
Net Premiums Earned	\$331,993,920	\$452,877,452	(\$120,883,532)	-26.69%	\$549,903,281	(\$217,909,362)	-39.63%	\$772,058,546	(\$440,064,626)	-57.00%
Underwriting Expenses										
Losses Incurred	158,768,816	242,021,859	(83,253,043)	-34.40%	236,547,270	(77,778,454)	-32.88%	344,093,761	(185,324,945)	-53.86%
Loss Adjustment Expenses	50,361,468	53,632,044	(3,270,576)	-6.10%	95,386,040	(45,024,572)	-47.20%	141,947,553	(91,586,084)	-64.52%
Producer Commissions	26,508,452	40,134,894	(13,626,443)	-33.95%	11,683,666	(25,175,214)	-48.71%	65,462,198	(38,953,746)	-59.51%
Taxes & Assessments	5,792,597	8,770,231	(2,977,635)	0.00%	11,258,523	(5,465,926)	-48.55%	12,676,077	(6,883,481)	-54.30%
Administrative & Other Underwriting	64,989,057	75,343,632	(10,354,575)	-13.74%	75,135,081	(10,146,024)	-13.50%	91,612,614	(26,623,557)	-29.06%
Total Underwriting Expenses	\$306,420,390	\$419,902,660	(\$113,482,270)	-27.03%	470,010,579	(\$163,590,189)	-34.81%	655,792,204	(\$349,371,814)	-53.27%
Net Underwriting Income	\$25,573,530	\$32,974,792	(\$7,401,262)	-22.45%	\$79,892,702	(\$54,319,172)	-67.99%	\$116,266,342	(\$90,692,812)	-78.00%
Other Income (Expense)										
Investment Income	55,330,147	59,499,632	(4,169,485)	-7.01%	72,954,444	(17,624,298)	-24.16%	60,258,855	(4,928,708)	-8.18%
Interest Expense	(27,037,676)	(31,933,541)	4,895,865	15.33%	(31,361,238)	4,323,562	13.79%	(33,655,530)	6,617,854	19.66%
Financing Costs	-	-	-	0.00%	-	-	0.00%	-	-	0.00%
Take - out Bonuses	-	-	-	0.00%	-	-	0.00%	-	-	0.00%
Assessment Income	-	-	-	0.00%	-	-	0.00%	-	-	0.00%
Other Income and Expenses	1,252,558	15,070,347	(13,817,789)	-91.69%	1,447,769	(195,211)	-13.48%	3,023,761	(1,771,204)	-58.58%
Total Other Income (Expense)	\$29,545,029	\$42,636,438	(\$13,091,409)	-30.70%	\$43,040,976	(\$13,495,947)	-31.36%	\$29,627,087	(\$82,058)	-0.28%
Net Income (Loss)	\$55,118,559	\$75,611,230	(\$20,492,671)	-27.10%	\$122,933,678	(\$67,815,119)	-55.16%	\$145,893,429	(90,774,870)	-62.22%
Policies In-Force	261,936	275,722	(13,787)	-5.00%	396,836	(134,900)	-33.99%	373,617	(111,681)	-29.89%

2016 Operating Budget
Citizens Property Insurance Corporation

**Budgeted Statement of Operations Comparison -
CLA**

Version	2016 Budget	2015 Projection	Versus 2016 Budget		2015 Budget	Versus 2016 Budget		2014 Actual	Versus 2016 Budget	
Income Statement	Total Year	Total Year	\$ Var	% Var	Total Year	\$ Var	% Var	Total Year	Var \$	% Var
Premiums										
Premiums Written - Direct	\$48,777,772	\$ 67,355,576	\$ (18,577,804)	-27.58%	\$ 101,244,382	\$ (52,466,610)	-51.82%	\$ 163,069,118	\$ (114,291,346)	-70.09%
Change in Direct UPR	8,931,961	41,401,403	(32,469,442)	-78.43%	29,259,121	(20,327,160)	-69.47%	14,291,241	(5,359,280)	-37.50%
Premiums Ceded	(19,629,629)	(24,986,310)	5,356,681	21.44%	(27,907,979)	8,278,350	29.66%	(75,780,865)	56,151,237	74.10%
Change in Ceded UPR	(4,537,257)	(23,678,929)	19,141,672	80.84%	(34,670,310)	30,133,053	86.91%	27,967,261	(32,504,518)	-116.22%
Net Premiums Earned	\$33,542,847	\$60,091,740	(\$26,548,893)	-44.18%	\$67,925,213	(\$34,382,366)	-50.62%	\$129,546,755	(\$96,003,908)	-74.11%
Underwriting Expenses										
Losses Incurred	5,162,792	9,201,166	(4,038,374)	-43.89%	11,092,506	(5,929,713)	-53.46%	22,159,016	(16,996,224)	-76.70%
Loss Adjustment Expenses	2,165,791	4,315,347	(2,149,555)	-49.81%	3,977,042	(1,811,251)	-45.54%	8,198,390	(6,032,598)	-73.58%
Producer Commissions	5,293,288	7,309,322	(2,016,034)	-27.58%	11,445,099	(6,151,811)	-53.75%	18,164,643	(12,871,355)	-70.86%
Taxes & Assessments	796,055	1,099,246	(303,190)	-27.58%	1,652,312	(856,257)	-51.82%	2,541,544	(1,745,488)	-68.68%
Administrative & Other Underwriting	8,789,184	9,335,615	(546,431)	-5.85%	10,708,442	(1,919,257)	-17.92%	11,244,181	(2,454,997)	-21.83%
Total Underwriting Expenses	22,207,111	31,260,696	(\$9,053,585)	-28.96%	\$38,875,401	(\$16,668,289)	-42.88%	62,307,773	(\$40,100,662)	-64.36%
Net Underwriting Income	\$11,335,736	28,831,044	(\$17,495,308)	-60.68%	\$29,049,813	(\$17,714,077)	-60.98%	\$67,238,982	(\$55,903,246)	-83.14%
Other Income (Expense)										
Investment Income	19,314,180	27,832,690	(8,518,511)	-30.61%	30,174,835	(10,860,656)	-35.99%	25,410,523	(6,096,344)	-23.99%
Interest Expense	(4,805,070)	(3,817,019)	(988,051)	-25.89%	(4,389,322)	(415,748)	-9.47%	(4,621,106)	(183,964)	-3.98%
Financing Costs	-	-	-	0.00%	-	-	0.00%	-	-	0.00%
Take - out Bonuses	-	-	-	0.00%	-	-	0.00%	-	-	0.00%
Assessment Income	-	-	-	0.00%	-	-	0.00%	-	-	0.00%
Other Income and Expenses	164,158	(67,428)	231,586	343.46%	202,630	(38,472)	-18.99%	258,852	(94,695)	-36.58%
Total Other Income (Expense)	14,673,267	\$23,948,243	(\$9,274,976)	-38.73%	25,988,143	(\$11,314,876)	-43.54%	21,048,270	(\$6,375,003)	-30.29%
Net Income (Loss)	\$26,009,003	\$52,779,287	(\$26,770,284)	-50.72%	\$55,037,956	(\$29,028,953)	-52.74%	\$88,287,251	(\$62,278,249)	-70.54%
Policies In-Force	2,423	3,365	(942)	-27.99%	3,822	(1,399)	-36.60%	4,681	(2,258)	-48.24%

2016 Operating Budget
Citizens Property Insurance Corporation

Budgeted Statement of Operations Comparison - Coastal

Version	2016 Budget	2015 Projection	Versus 2016 Budget		2015 Budget	Versus 2016 Budget		2014 Actual	Versus 2016 Budget	
Income Statement	Total Year	Total Year	\$ Var	% Var	Total Year	\$ Var	% Var	Total Year	Var \$	% Var
Premiums										
Premiums Written - Direct	\$488,273,190	\$654,414,529	(\$166,141,339)	-25.39%	\$844,370,750	(\$356,097,560)	-42.17%	\$1,003,191,348	(\$514,918,158)	-51.33%
Change in Direct UPR	77,214,594	172,234,426	(95,019,832)	-55.17%	60,728,587	16,486,007	27.15%	63,451,229	13,763,365	21.69%
Premiums Ceded	(385,095,754)	(528,821,548)	143,725,794	27.18%	(525,767,330)	140,671,576	26.76%	(673,346,452)	288,250,698	42.81%
Change in Ceded UPR	(28,936,883)	(67,351,530)	38,414,647	57.04%	(71,048,703)	42,111,819	59.27%	82,939,853	(111,876,736)	-134.89%
Net Premiums Earned	\$151,455,147	\$230,475,877	(\$79,020,730)	-34.29%	\$308,283,304	(\$156,828,157)	-50.87%	\$476,235,978	(\$324,780,831)	-68.20%
Underwriting Expenses										
Losses Incurred	38,042,886	70,412,388	(32,369,502)	-45.97%	68,298,157	(30,255,271)	-44.30%	74,902,432	(36,859,546)	-49.21%
Loss Adjustment Expenses	20,463,268	29,390,131	(8,926,862)	-30.37%	32,306,937	(11,843,669)	-36.66%	48,788,970	(28,325,701)	-58.06%
Producer Commissions	42,576,165	57,063,262	(14,487,097)	-25.39%	74,670,745	(32,094,580)	-42.98%	86,137,380	(43,561,215)	-50.57%
Taxes & Assessments	6,849,650	9,180,333	(2,330,683)	-25.39%	11,845,098	(4,995,448)	-42.17%	12,611,029	(5,761,380)	-45.69%
Administrative & Other Underwriting	84,036,252	86,718,851	(2,682,599)	-3.09%	86,438,083	(2,401,830)	-2.78%	74,150,525	9,885,727	13.33%
Total Underwriting Expenses	191,968,221	252,764,965	(\$60,796,743)	-24.05%	273,559,019	(\$81,590,798)	-29.83%	\$296,590,337	(\$104,622,115)	-35.27%
Net Underwriting Income	(\$40,513,075)	(\$22,289,088)	(\$18,223,987)	-81.76%	\$34,724,285	(\$75,237,360)	-216.67%	\$179,645,641	(\$220,158,716)	-122.55%
Other Income (Expense)										
Investment Income	76,241,725	90,882,160	(14,640,435)	-16.11%	100,771,416	(24,529,691)	-24.34%	96,366,612	(20,124,887)	-20.88%
Interest Expense	(105,100,000)	(123,058,497)	17,958,497	14.59%	(137,053,106)	31,953,106	23.31%	(142,549,353)	37,449,353	26.27%
Financing Costs	-	(5,291,699)	5,291,699	100.00%	(5,432,560)	5,432,560	100.00%	-	-	0.00%
Take - out Bonuses	-	-	-	0.00%	-	-	0.00%	-	-	0.00%
Assessment Income	-	19,326,059	(19,326,059)	-100.00%	23,228,190	(23,228,190)	-100.00%	(19,020,388)	19,020,388	100.00%
Other Income and Expenses	1,643,244	(16,985,202)	18,628,446	109.67%	(16,310,081)	17,953,325	110.08%	2,497,893	(854,648)	-34.21%
Total Other Income (Expense)	(\$27,215,031)	(\$35,127,179)	\$7,912,148	22.52%	(34,796,141)	\$7,581,110	21.79%	(\$62,705,236)	\$35,490,205	56.60%
Net Income (Loss)	(\$67,728,106)	(\$57,416,267)	(\$10,311,839)	-17.96%	(\$71,856)	(\$67,656,250)	-94155.40%	\$116,940,405	(\$184,668,511)	-157.92%
Policies In-Force	152,661	200,870	(48,209)	-24.00%	288,420	(135,759)	-47.07%	282,863	(130,202)	-46.03%

This page is intended to be blank



2016 Operating Budget

Administrative Expenses

2016 Operating Budget
Citizens Property Insurance Corporation

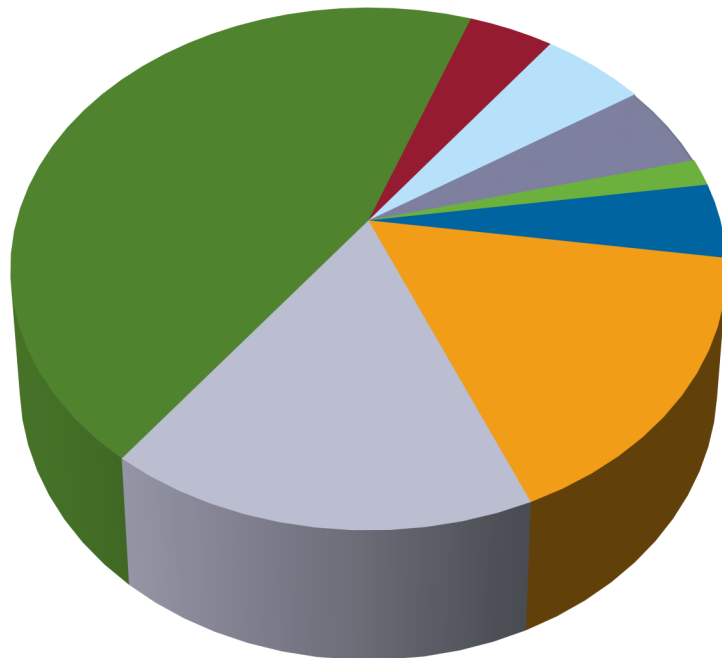
Administrative Expenses
By Division

Expense Category	Total CPIC	Communications, Legislative & External Affairs									
		Enterprise Resources	Human Resources	Legal Services & Purchasing	Financial Services	Corporate Risk Mgmt	Claims	Consumer and Agent Services	Systems & Operations		
Salaries	\$ 97,544,276	\$ 5,642,366	\$ 5,240,719	\$ 4,459,929	\$ 2,029,200	\$ 3,984,069	\$ 10,364,456	\$ 24,186,338	\$ 15,056,671	\$ 26,580,529	
Employee Benefits	20,589,989	850,195	1,276,130	750,620	448,516	897,262	2,443,831	4,817,693	3,897,815	5,207,927	
Payroll Taxes	7,420,129	301,333	398,562	338,408	153,775	306,398	775,183	1,855,236	1,185,084	2,106,149	
Contingent Staffing	24,597,498	-	96,096	-	-	-	99,540	19,973,021	338,411	4,090,430	
Other Underwriting Expense	6,353,479	-	-	-	-	-	6,353,479	-	-	-	
Other Processing Fees	501,000	-	-	-	-	-	501,000	-	-	-	
Training	824,648	56,250	109,510	11,161	20,195	32,538	62,977	82,248	102,865	346,904	
Recruiting	859,500	-	859,500	-	-	-	-	-	-	-	
Printing	2,440,313	1,510	6,950	200	5,230	31,500	2,350,400	22,895	5,568	16,060	
Operating Supplies	509,217	8,177	6,640	3,637	1,650	12,088	5,700	45,742	8,743	416,840	
Subscriptions & Dues	1,440,844	102,630	52,770	39,011	21,675	37,640	69,951	913,995	8,514	194,658	
Postage	3,893,331	880	1,520	-	6,600	8,200	3,500,150	35,625	1,287	339,069	
Telecommunications	4,274,321	-	-	-	-	600	-	-	-	4,273,721	
Legal	2,268,000	80,000	-	2,188,000	-	-	-	-	-	-	
Insurance	759,950	-	-	757,950	-	-	-	-	-	2,000	
Travel & Meals	1,968,975	286,060	88,290	88,372	54,000	65,197	117,162	695,233	189,804	384,858	
Servicing Carrier Fees	2,818,676	-	-	-	-	-	-	-	2,818,676	-	
Professional Consulting	12,859,336	175,000	598,000	22,125	38,000	1,875,000	227,000	326,000	4,516,571	5,081,641	
Miscellaneous	40,779	-	-	-	23,000	-	-	-	2,679	15,100	
Rent - Facilities	8,065,564	29,000	-	18,398	-	-	-	75	-	8,018,091	
Rent - Ofc Equip & Furn	680,590	-	-	-	-	-	-	352,800	-	327,790	
Depreciation	4,076,987	-	-	-	-	-	-	-	-	4,076,987	
Producer Fees Collected	(850,140)	-	-	-	-	-	-	-	(850,140)	-	
Maintenance & Repairs	1,352,867	3,500	-	-	-	18,299	2,750	26,214	1,264	1,300,840	
Bank Charges	250,649	-	-	-	-	250,000	-	-	649	-	
Software Maint & Licensing	15,237,423	36,000	518,918	30,897	1,100	219,900	360,529	2,344,363	70,878	11,654,839	
Computer Hardware	3,425,523	250	250	500	-	500	800	8,492	17,913	3,396,817	
FMAP Funding	(230,000)	-	-	-	-	(3,600)	-	-	(206,400)	(20,000)	
ULAE Expense Allocation	(66,159,232)	-	-	-	-	(62,221)	-	(62,079,985)	-	(4,017,026)	
IT Expense Allocation	-	418,543	1,209,319	705,106	703,275	2,284,979	4,643,238	6,394,014	4,783,401	(21,141,876)	
Total Admin & Other Expenses	\$ 157,814,493	\$ 7,991,694	\$ 10,463,173	\$ 9,414,313	\$ 3,506,217	\$ 9,958,349	\$ 31,878,146	\$ 0	\$ 31,950,254	\$ 52,652,348	

Before IT Expense Allocation

■ Enterprise Resources	\$ 7,573,151	4.8%
■ Human Resources	\$ 9,253,854	5.9%
■ Legal Services & Purchasing	\$ 8,709,207	5.5%
■ Communications, Legislative & External Affairs	\$ 2,802,942	1.8%
■ Financial Services	\$ 7,673,370	4.9%
■ Corporate Risk Management	\$ 27,234,908	17.3%
■ Claims	\$ (6,394,014)	-4.1%
■ Consumer Agent & Market Services	\$ 27,166,852	17.2%
■ Systems & Operations	\$ 73,794,224	46.8%
Total 2016 Budgeted	\$ 157,814,493	100.0%

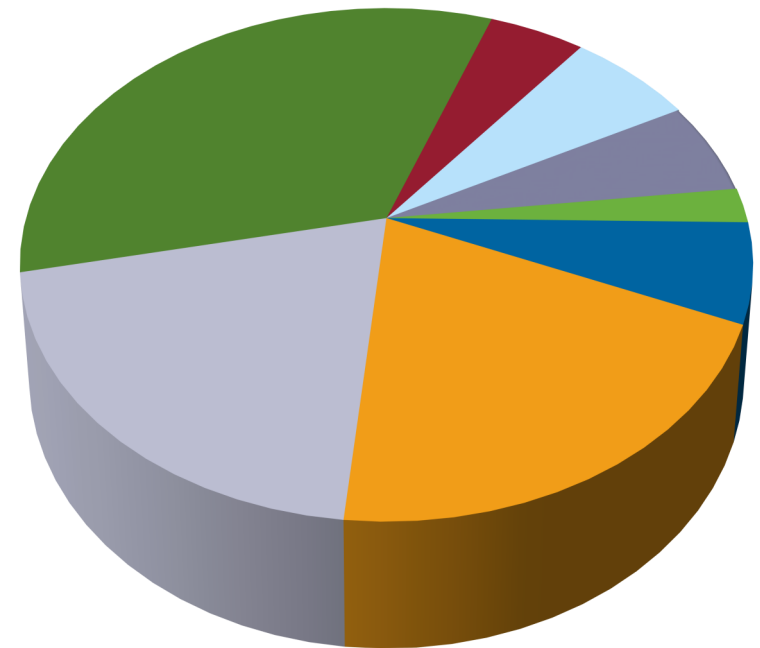
* Refer to page 4 for composition of each division.



After IT Expense Allocation

■ Enterprise Resources	\$ 7,991,694	5.1%
■ Human Resources	\$ 10,463,173	6.6%
■ Legal Services & Purchasing	\$ 9,414,313	6.0%
■ Communications, Legislative & External Affairs	\$ 3,506,217	2.2%
■ Financial Services	\$ 9,958,349	6.3%
■ Corporate Risk Management	\$ 31,878,146	20.2%
■ Claims	\$ -	0.0%
■ Consumer Agent & Market Services	\$ 31,950,254	20.2%
■ Systems & Operations	\$ 52,652,348	33.4%
Total 2016 Budgeted	\$ 157,814,493	100.0%

* Refer to page 4 for composition of each division.



This page is intended to be blank

2016 Operating Budget

Citizens Property Insurance Corporation

Administrative Expenses
By Corporate Initiative

Expense Category	Total	Insurance Suite	Consumer Clearinghouse	Operating Expenses	Real Estate Consolidation	ERP Solution
Salaries	\$97,431,776	\$0	\$611,526	\$96,820,250	\$0	\$0
Employee Benefits	20,563,265	-	158,116	20,405,149	-	-
Payroll Taxes	7,411,534	-	48,073	7,363,461	-	-
Contingent Staffing	24,597,498	1,450,280	-	23,053,571	93,647	-
Other Underwriting Expense	6,353,479	-	-	6,353,479	-	-
Other Processing Fees	501,000	-	-	501,000	-	-
Training	824,648	47,800	6,850	769,998	-	-
Recruiting	859,500	-	-	798,700	60,800	-
Printing	2,440,313	-	300	2,440,013	-	-
Operating Supplies	509,217	-	200	489,017	20,000	-
Subscriptions & Dues	1,440,844	-	-	1,440,844	-	-
Postage	3,893,331	-	50	3,893,281	-	-
Telecommunications	4,274,321	-	-	4,274,321	-	-
Legal	2,268,000	-	-	2,268,000	-	-
Insurance	759,950	-	-	759,950	-	-
Travel & Meals	1,968,975	162,780	7,824	1,787,900	5,578	4,893
Servicing Carrier Fees	2,818,676	-	-	2,818,676	-	-
Professional Services	12,859,336	634,321	2,428,620	7,497,395	40,000	2,259,000
Miscellaneous	40,779	-	-	40,779	-	-
Rent - Facilities	8,065,564	-	-	7,265,563	800,001	-
Rent - Ofc Equip & Furn	680,590	-	-	677,190	3,400	-
Depreciation	4,076,987	-	-	4,076,987	-	-
Producer Fees Collected	(850,140)	-	-	(850,140)	-	-
Maintenance & Repairs	1,352,867	-	-	1,270,867	82,000	-
Bank Charges	250,649	-	-	250,649	-	-
Software Maint & Licensing	15,237,423	-	-	15,227,423	-	10,000
Computer Hardware	3,425,523	-	350	3,425,173	-	-
FMAP Funding	(122,026)	-	-	(122,026)	-	-
ULAE Expense Allocation	(66,159,232)	-	-	(66,159,232)	-	-
Total Admininstrative & Other Expenses	\$157,774,647	\$2,295,181	\$3,261,909	\$148,838,238	\$1,105,426	\$2,273,893

This page is intended to be blank

2016 Operating Budget
Citizens Property Insurance Corporation

Administrative Expenses
Comparison of Annual Totals

Total CPIC

Version Expense Category	2016 Budget		2015 Projection		Versus 2016 Budget		2015 Budget		Versus 2016 Budget		2014 Actual		Versus 2016 Budget	
	Total Year	Total Year	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var
Salaries	\$ 97,544,276	\$ 94,861,792	\$ 2,682,484	2.83%	\$ 93,331,208	\$ 4,213,068	4.51%	\$ 81,083,470	\$ 16,460,806	20.30%				
Employee Benefits	20,589,989	20,590,831	(842)	0.00%	21,964,063	(1,374,074)	-6.26%	18,733,811	1,856,178	9.91%				
Payroll Taxes	7,420,129	6,999,376	420,753	6.01%	6,637,555	782,574	11.79%	6,215,889	1,204,240	19.37%				
Contingent Staffing	24,597,498	34,798,152	(10,200,654)	-29.31%	9,269,256	15,328,242	165.37%	29,885,036	(5,287,538)	-17.69%				
Other Underwriting Expense	6,353,479	6,320,238	33,241	0.53%	6,408,129	(54,650)	-0.85%	6,674,869	(321,390)	-4.81%				
Other Processing Fees	501,000	532,344	(31,344)	-5.89%	532,344	(31,344)	-5.89%	760,566	(259,566)	-34.13%				
Training	824,648	566,755	257,893	45.50%	929,563	(104,915)	-11.29%	495,334	329,314	66.48%				
Recruiting	859,500	2,828,500	(1,969,000)	-69.61%	2,828,500	(1,969,000)	-69.61%	1,347,081	(487,581)	-36.20%				
Printing	2,440,313	3,213,509	(773,196)	-24.06%	3,314,915	(874,602)	-26.38%	4,548,166	(2,107,853)	-46.35%				
Operating Supplies	509,217	927,082	(417,865)	-45.07%	1,030,007	(520,790)	-50.56%	515,573	(6,356)	-1.23%				
Subscriptions & Dues	1,440,844	1,417,841	23,003	1.62%	1,323,989	116,855	8.83%	1,153,449	287,395	24.92%				
Postage	3,893,331	5,161,010	(1,267,679)	-24.56%	3,771,049	122,282	3.24%	5,018,880	(1,125,549)	-22.43%				
Telecommunications	4,274,321	4,676,075	(401,754)	-8.59%	4,675,604	(401,283)	-8.58%	4,223,425	50,896	1.21%				
Legal	2,268,000	2,683,690	(415,690)	-15.49%	2,730,000	(462,000)	-16.92%	2,582,328	(314,328)	-12.17%				
Insurance	759,950	771,184	(11,234)	-1.46%	771,184	(11,234)	-1.46%	749,707	10,243	1.37%				
Travel & Meals	1,968,975	1,643,050	325,925	19.84%	2,046,503	(77,528)	-3.79%	1,653,408	315,567	19.09%				
Servicing Carrier Fees	2,818,676	2,882,502	(63,826)	-2.21%	3,998,122	(1,179,446)	-29.50%	5,890,928	(3,072,252)	-52.15%				
Professional Services	12,859,336	12,639,065	220,271	1.74%	13,357,271	(497,935)	-3.73%	7,906,442	4,952,894	62.64%				
Miscellaneous	40,779	29,720	11,059	37.21%	37,530	3,249	8.66%	4,725	36,054	763.05%				
Rent - Facilities	8,065,564	7,706,476	359,088	4.66%	7,846,951	218,613	2.79%	7,500,939	564,625	7.53%				
Rent - Ofc Equip & Furn	680,590	783,134	(102,544)	-13.09%	829,173	(148,583)	-17.92%	827,076	(146,486)	-17.71%				
Depreciation	4,076,987	5,793,703	(1,716,716)	-29.63%	6,305,321	(2,228,334)	-35.34%	6,651,583	(2,574,596)	-38.71%				
Producer Fees Collected	(850,140)	(845,000)	(5,140)	-0.61%	(845,000)	(5,140)	-0.61%	(783,563)	(66,577)	-8.50%				
Maintenance & Repairs	1,352,867	2,515,969	(1,163,102)	-46.23%	2,398,466	(1,045,599)	-43.59%	1,897,601	(544,734)	-28.71%				
Bank Charges	250,649	265,472	(14,823)	-5.58%	275,700	(25,051)	-9.09%	288,744	(38,095)	-13.19%				
Software Maint & Licensing	15,237,423	14,754,075	483,348	3.28%	15,245,806	(8,383)	-0.05%	12,870,103	2,367,320	18.39%				
Computer Hardware	3,425,523	4,965,863	(1,540,340)	-31.02%	4,912,039	(1,486,516)	-30.26%	1,276,688	2,148,835	168.31%				
FMAP Funding	(230,000)	(230,000)	-	0.00%	(230,000)	-	0.00%	(121,020)	(108,980)	-90.05%				
ULAE Expense Allocation	(66,159,232)	(67,854,306)	1,695,074	2.50%	(43,413,856)	(22,745,376)	-52.39%	(32,843,917)	(33,315,315)	-101.44%				
IT Expense Allocation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Total Admin & Other Expenses	\$ 157,814,492	\$ 171,398,102	\$ (13,583,610)	-7.93%	\$ 172,281,392	\$ (14,466,900)	-8.40%	\$ 177,007,321	\$ (19,192,829)	-10.84%				

* 2016 Budgeted and 2015 Projected include day-rate adjustor expenses. However, 2015 Budget and 2014 Actuals have not been adjusted to include these numbers.

This page is intended to be blank

2016 Operating Budget
Citizens Property Insurance Corporation

Administrative Expenses
Comparison of Annual Totals

Enterprise Resources

Version Expense Category	2016 Budget				2015 Projection				2015 Budget				2014 Actual			
	Total Year	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var
Salaries	\$ 5,642,366	\$ 5,867,205	\$ (224,839)	-3.83%	\$ 5,351,671	\$ 290,695	5.43%	\$ 4,859,586	\$ 782,780	16.11%						
Employee Benefits	850,195	836,460	13,735	1.64%	820,377	29,818	3.63%	744,539	105,656	14.19%						
Payroll Taxes	301,333	305,063	(3,730)	-1.22%	284,328	17,005	5.98%	261,796	39,537	15.10%						
Contingent Staffing	-	-	-	0.00%	35,000	(35,000)	-100.00%	213,148	(213,148)	-100.00%						
Other Underwriting Expense	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Other Processing Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Training	56,250	47,816	8,434	17.64%	50,450	5,800	11.50%	35,085	21,165	60.32%						
Recruiting	-	-	-	0.00%	-	-	0.00%	8	(8)	-100.00%						
Printing	1,510	1,250	260	20.80%	3,800	(2,290)	-60.26%	360	1,150	319.44%						
Operating Supplies	8,177	6,343	1,834	28.91%	9,580	(1,403)	-14.65%	7,606	571	7.51%						
Subscriptions & Dues	102,630	105,022	(2,392)	-2.28%	60,865	41,765	68.62%	54,006	48,624	90.03%						
Postage	880	802	78	9.73%	880	-	0.00%	422	458	108.53%						
Telecommunications	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Legal	80,000	65,690	14,310	21.78%	112,000	(32,000)	-28.57%	67,972	12,028	17.70%						
Insurance	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Travel & Meals	286,060	259,795	26,265	10.11%	277,928	8,132	2.93%	247,468	38,592	15.59%						
Servicing Carrier Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Professional Services	175,000	79,861	95,139	119.13%	360,000	(185,000)	-51.39%	325,837	(150,837)	-46.29%						
Miscellaneous	-	444	(444)	-100.00%	1,000	(1,000)	-100.00%	724	(724)	-100.00%						
Rent - Facilities	29,000	29,000	-	0.00%	27,600	1,400	5.07%	27,600	1,400	5.07%						
Rent - Ofc Equip & Furn	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Depreciation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Producer Fees Collected	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Maintenance & Repairs	3,500	3,476	24	0.69%	2,050	1,450	70.73%	1,972	1,528	77.48%						
Bank Charges	-	-	-	0.00%	-	-	0.00%	90	(90)	-100.00%						
Software Maint & Licensing	36,000	52,675	(16,675)	-31.66%	53,481	(17,481)	-32.69%	1,408	34,592	2456.82%						
Computer Hardware	250	562	(312)	-55.52%	650	(400)	-61.54%	617	(367)	-59.48%						
FMAP Funding	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
ULAE Expense Allocation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
IT Expense Allocation	418,543	321,215	97,328	30.30%	518,930	(100,387)	-19.34%	409,667	8,876	2.17%						
Total Admin & Other Expenses	\$ 7,991,694	\$ 7,982,679	\$ 9,015	0.11%	\$ 7,970,590	\$ 21,104	0.26%	\$ 7,259,911	\$ 731,783	10.08%						

This page is intended to be blank

2016 Operating Budget
Citizens Property Insurance Corporation

Administrative Expenses
Comparison of Annual Totals

Human Resources

Version Expense Category	2016 Budget		2015 Projection		Versus 2016 Budget		2015 Budget		Versus 2016 Budget		2014 Actual		Versus 2016 Budget	
	Total Year	Total Year	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var
Salaries	\$ 5,240,719	\$ 6,181,343	\$ (940,624)	-15.22%	\$ 5,882,519	\$ (641,800)	-10.91%	\$ 4,925,508	\$ 315,211	6.40%				
Employee Benefits	1,276,130	1,520,671	(244,541)	-16.08%	1,516,326	(240,196)	-15.84%	1,255,219	20,911	1.67%				
Payroll Taxes	398,562	442,026	(43,464)	-9.83%	422,392	(23,830)	-5.64%	376,437	22,125	5.88%				
Contingent Staffing	96,096	254,324	(158,228)	-62.22%	192,001	(95,905)	-49.95%	201,983	(105,887)	-52.42%				
Other Underwriting Expense	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Other Processing Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Training	109,510	78,863	30,647	38.86%	131,980	(22,470)	-17.03%	44,078	65,432	148.45%				
Recruiting	859,500	2,828,500	(1,969,000)	-69.61%	2,828,500	(1,969,000)	-69.61%	1,346,993	(487,493)	-36.19%				
Printing	6,950	4,720	2,230	47.25%	13,500	(6,550)	-48.52%	7,050	(100)	-1.42%				
Operating Supplies	6,640	7,285	(645)	-8.85%	7,900	(1,260)	-15.95%	6,456	184	2.85%				
Subscriptions & Dues	52,770	67,140	(14,370)	-21.40%	51,550	1,220	2.37%	105,947	(53,177)	-50.19%				
Postage	1,520	2,695	(1,175)	-43.60%	3,050	(1,530)	-50.16%	795	725	91.19%				
Telecommunications	-	-	-	0.00%	-	-	0.00%	80	(80)	-100.00%				
Legal	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Insurance	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Travel & Meals	88,290	86,917	1,373	1.58%	113,250	(24,960)	-22.04%	91,274	(2,984)	-3.27%				
Servicing Carrier Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Professional Services	598,000	375,458	222,542	59.27%	700,200	(102,200)	-14.60%	228,354	369,646	161.87%				
Miscellaneous	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Rent - Facilities	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Rent - Ofc Equip & Furn	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Depreciation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Producer Fees Collected	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Maintenance & Repairs	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Bank Charges	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Software Maint & Licensing	518,918	350,224	168,694	48.17%	475,469	43,449	9.14%	356,849	162,069	45.42%				
Computer Hardware	250	850	(600)	-70.59%	400	(150)	-37.50%	669	(419)	-62.63%				
FMAP Funding	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
ULAE Expense Allocation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
IT Expense Allocation	1,209,319	685,222	524,097	76.49%	1,330,235	(120,916)	-9.09%	686,370	522,949	76.19%				
Total Admin & Other Expenses	\$ 10,463,174	\$ 12,886,238	\$ (2,423,064)	-18.80%	\$ 13,669,272	\$ (3,206,098)	-23.45%	\$ 9,634,062	\$ 829,112	8.61%				

This page is intended to be blank

2016 Operating Budget
Citizens Property Insurance Corporation

Administrative Expenses
Comparison of Annual Totals

Legal Services and Purchasing

Version Expense Category	2016 Budget		2015 Projection		Versus 2016 Budget		2015 Budget		Versus 2016 Budget		2014 Actual		Versus 2016 Budget	
	Total Year	Total Year	Total Year	Total Year	Variance	% Var	Total Year	Total Year	Variance	% Var	Total Year	Total Year	Variance	% Var
Salaries	\$ 4,459,929	\$ 4,371,760	\$ 88,169	2.02%	\$ 4,617,958	\$ (158,029)	-3.42%	\$ 3,713,312	\$ 746,617	20.11%				
Employee Benefits	750,620	816,117	(65,497)	-8.03%	909,899	(159,279)	-17.51%	685,056	65,564	9.57%				
Payroll Taxes	338,408	310,236	28,172	9.08%	331,439	6,969	2.10%	288,274	50,134	17.39%				
Contingent Staffing	-	371,059	(371,059)	-100.00%	110,933	(110,933)	-100.00%	387,988	(387,988)	-100.00%				
Other Underwriting Expense	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Other Processing Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Training	11,161	9,480	1,681	17.73%	17,575	(6,414)	-36.50%	4,402	6,759	153.54%				
Recruiting	-	-	-	0.00%	-	-	0.00%	80	(80)	-100.00%				
Printing	200	260	(60)	-23.08%	200	-	0.00%	400	(200)	-50.00%				
Operating Supplies	3,637	3,293	344	10.45%	5,800	(2,163)	-37.29%	3,930	(293)	-7.46%				
Subscriptions & Dues	39,011	45,605	(6,594)	-14.46%	39,642	(631)	-1.59%	30,162	8,849	29.34%				
Postage	-	63	(63)	-100.00%	-	-	0.00%	43	(43)	-100.00%				
Telecommunications	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Legal	2,188,000	2,618,000	(430,000)	-16.42%	2,618,000	(430,000)	-16.42%	2,514,356	(326,356)	-12.98%				
Insurance	757,950	771,184	(13,234)	-1.72%	771,184	(13,234)	-1.72%	749,707	8,243	1.10%				
Travel & Meals	88,372	93,755	(5,383)	-5.74%	113,550	(25,178)	-22.17%	62,721	25,651	40.90%				
Servicing Carrier Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Professional Services	22,125	18,933	3,192	16.86%	45,000	(22,875)	-50.83%	81,992	(59,867)	-73.02%				
Miscellaneous	-	217	(217)	-100.00%	10,000	(10,000)	-100.00%	3,701	(3,701)	-100.00%				
Rent - Facilities	18,398	18,677	(279)	-1.49%	18,200	198	1.09%	16,644	1,754	10.54%				
Rent - Ofc Equip & Furn	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Depreciation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Producer Fees Collected	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Maintenance & Repairs	-	67	(67)	-100.00%	1,500	(1,500)	-100.00%	1,001	(1,001)	-100.00%				
Bank Charges	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Software Maint & Licensing	30,897	29,693	1,204	4.05%	29,029	1,868	6.43%	29,412	1,485	5.05%				
Computer Hardware	500	1,136	(636)	-55.99%	-	500	100.00%	1,187	(687)	-57.88%				
FMAP Funding	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
ULAE Expense Allocation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
IT Expense Allocation	705,106	349,432	355,674	101.79%	529,267	175,839	33.22%	401,509	303,597	75.61%				
Total Admin & Other Expenses	\$ 9,414,314	\$ 9,828,967	\$ (414,653)	-4.22%	\$ 10,169,176	\$ (754,862)	-7.42%	\$ 8,975,877	\$ 438,437	4.88%				

This page is intended to be blank

2016 Operating Budget
Citizens Property Insurance Corporation

Administrative Expenses
Comparison of Annual Totals

Commn Legislative and External Affairs

Version Expense Category	2016 Budget		2015 Projection		Versus 2016 Budget		2015 Budget		Versus 2016 Budget		2014 Actual		Versus 2016 Budget	
	Total Year	Total Year	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var
Salaries	\$ 2,029,200	\$ 2,077,649	\$ (48,449)	-2.33%	\$ 1,948,774	\$ 80,426	4.13%	\$ 1,600,755	\$ 428,445	26.77%				
Employee Benefits	448,516	494,766	(46,250)	-9.35%	530,626	(82,110)	-15.47%	393,224	55,292	14.06%				
Payroll Taxes	153,775	155,079	(1,304)	-0.84%	154,341	(566)	-0.37%	125,584	28,191	22.45%				
Contingent Staffing	-	-	-	0.00%	13,975	(13,975)	-100.00%	-	-	0.00%				
Other Underwriting Expense	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Other Processing Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Training	20,195	13,316	6,879	51.66%	20,680	(485)	-2.35%	9,623	10,572	109.86%				
Recruiting	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Printing	5,230	5,564	(334)	-6.00%	6,750	(1,520)	-22.52%	2,157	3,073	142.47%				
Operating Supplies	1,650	1,074	576	53.63%	8,800	(7,150)	-81.25%	2,234	(584)	-26.14%				
Subscriptions & Dues	21,675	18,480	3,195	17.29%	21,010	665	3.17%	12,982	8,693	66.96%				
Postage	6,600	40,332	(33,732)	-83.64%	7,900	(1,300)	-16.46%	43	6,557	15248.84%				
Telecommunications	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Legal	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Insurance	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Travel & Meals	54,000	52,186	1,814	3.48%	49,500	4,500	9.09%	42,422	11,578	27.29%				
Servicing Carrier Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Professional Services	38,000	25,963	12,037	46.36%	28,500	9,500	33.33%	24,448	13,552	55.43%				
Miscellaneous	23,000	23,000	-	0.00%	23,000	-	0.00%	88	22,912	26036.36%				
Rent - Facilities	-	150	(150)	-100.00%	350	(350)	-100.00%	-	-	0.00%				
Rent - Ofc Equip & Furn	-	187	(187)	-100.00%	-	-	0.00%	-	-	0.00%				
Depreciation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Producer Fees Collected	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Maintenance & Repairs	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Bank Charges	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Software Maint & Licensing	1,100	427	673	157.61%	16,000	(14,900)	-93.13%	13,184	(12,084)	-91.66%				
Computer Hardware	-	1,088	(1,088)	-100.00%	1,800	(1,800)	-100.00%	981	(981)	-100.00%				
FMAP Funding	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
ULAE Expense Allocation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
IT Expense Allocation	703,275	305,272	398,003	130.38%	362,638	340,637	93.93%	271,307	431,968	159.22%				
Total Admin & Other Expenses	\$ 3,506,216	\$ 3,214,533	\$ 291,683	9.07%	\$ 3,194,644	\$ 311,572	9.75%	\$ 2,499,032	\$ 1,007,184	40.30%				

This page is intended to be blank

2016 Operating Budget
Citizens Property Insurance Corporation

Administrative Expenses
Comparison of Annual Totals

Financial Services

Version Expense Category	2016 Budget		2015 Projection		Versus 2016 Budget		2015 Budget		Versus 2016 Budget		2014 Actual		Versus 2016 Budget	
	Total Year	Total Year	Total Year	Total Year	Variance	% Var	Total Year	Total Year	Variance	% Var	Total Year	Total Year	Variance	% Var
Salaries	\$ 3,984,069	\$ 4,102,124	\$ (118,055)	-2.88%	\$ 3,774,303	\$ 209,766	5.56%	\$ 3,330,812	\$ 653,257	19.61%				
Employee Benefits	897,262	917,179	(19,917)	-2.17%	1,041,011	(143,749)	-13.81%	836,463	60,799	7.27%				
Payroll Taxes	306,398	293,965	12,433	4.23%	317,506	(11,108)	-3.50%	258,067	48,331	18.73%				
Contingent Staffing	-	161,661	(161,661)	-100.00%	162,001	(162,001)	-100.00%	334,721	(334,721)	-100.00%				
Other Underwriting Expense	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Other Processing Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Training	32,538	29,736	2,802	9.42%	39,229	(6,691)	-17.06%	20,100	12,438	61.88%				
Recruiting	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Printing	31,500	24,999	6,501	26.01%	36,240	(4,740)	-13.08%	29,808	1,692	5.68%				
Operating Supplies	12,088	13,589	(1,501)	-11.05%	17,000	(4,912)	-28.89%	11,160	928	8.32%				
Subscriptions & Dues	37,640	45,725	(8,085)	-17.68%	36,888	752	2.04%	33,721	3,919	11.62%				
Postage	8,200	5,941	2,259	38.02%	7,440	760	10.22%	7,358	842	11.44%				
Telecommunications	600	180	420	233.33%	720	(120)	-16.67%	-	600	100.00%				
Legal	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Insurance	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Travel & Meals	65,197	69,383	(4,186)	-6.03%	55,139	10,058	18.24%	41,940	23,257	55.45%				
Servicing Carrier Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Professional Services	1,875,000	2,046,568	(171,568)	-8.38%	2,186,074	(311,074)	-14.23%	1,573,293	301,707	19.18%				
Miscellaneous	-	3,381	(3,381)	-100.00%	-	-	0.00%	-	-	0.00%				
Rent - Facilities	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Rent - Ofc Equip & Furn	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Depreciation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Producer Fees Collected	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Maintenance & Repairs	18,299	32,827	(14,528)	-44.26%	51,844	(33,545)	-64.70%	60,628	(42,329)	-69.82%				
Bank Charges	250,000	264,772	(14,772)	-5.58%	275,000	(25,000)	-9.09%	288,546	(38,546)	-13.36%				
Software Maint & Licensing	219,900	210,543	9,357	4.44%	223,381	(3,481)	-1.56%	222,990	(3,090)	-1.39%				
Computer Hardware	500	7,295	(6,795)	-93.15%	250	250	100.00%	8,250	(7,750)	-93.94%				
FMAP Funding	(3,600)	(3,600)	-	0.00%	(3,600)	-	0.00%	(3,600)	-	0.00%				
ULAE Expense Allocation	(62,221)	(58,162)	(4,059)	-6.98%	(63,887)	1,666	2.61%	(60,277)	(1,944)	-3.23%				
IT Expense Allocation	2,284,979	2,122,222	162,757	7.67%	2,445,747	(160,768)	-6.57%	396,998	1,887,981	475.56%				
Total Admin & Other Expenses	\$ 9,958,349	\$ 10,290,328	\$ (331,979)	-3.23%	\$ 10,602,286	\$ (643,937)	-6.07%	\$ 7,390,978	\$ 2,567,371	34.74%				

This page is intended to be blank

2016 Operating Budget
Citizens Property Insurance Corporation

Administrative Expenses
Comparison of Annual Totals

Corporate Risk Mgmt

Version Expense Category	2016 Budget		2015 Projection		Versus 2016 Budget		2015 Budget		Versus 2016 Budget		2014 Actual		Versus 2016 Budget	
	Total Year	Total Year	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var
Salaries	\$ 10,364,456	\$ 9,798,595	\$ 565,861	5.77%	\$ 11,315,215	\$ (950,759)	-8.40%	\$ 13,030,001	\$ (2,665,545)	-20.46%				
Employee Benefits	2,443,831	2,436,638	7,193	0.30%	2,887,487	(443,656)	-15.36%	3,409,795	(965,964)	-28.33%				
Payroll Taxes	775,183	737,709	37,474	5.08%	854,029	(78,846)	-9.23%	992,084	(216,901)	-21.86%				
Contingent Staffing	99,540	285,211	(185,671)	-65.10%	504,276	(404,736)	-80.26%	1,175,837	(1,076,297)	-91.53%				
Other Underwriting Expense	6,353,479	5,976,048	377,431	6.32%	6,408,129	(54,650)	-0.85%	6,374,869	(21,390)	-0.34%				
Other Processing Fees	501,000	532,344	(31,344)	-5.89%	532,344	(31,344)	-5.89%	760,566	(259,566)	-34.13%				
Training	62,977	33,020	29,957	90.72%	81,958	(18,981)	-23.16%	33,117	29,860	90.17%				
Recruiting	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Printing	2,350,400	3,149,405	(799,005)	-25.37%	3,200,097	(849,697)	-26.55%	4,471,785	(2,121,385)	-47.44%				
Operating Supplies	5,700	6,502	(802)	-12.33%	12,154	(6,454)	-53.10%	12,149	(6,449)	-53.08%				
Subscriptions & Dues	69,951	96,581	(26,630)	-27.57%	76,011	(6,060)	-7.97%	57,316	12,635	22.04%				
Postage	3,500,150	4,646,161	(1,146,011)	-24.67%	3,300,150	200,000	6.06%	4,551,681	(1,051,531)	-23.10%				
Telecommunications	-	390	(390)	-100.00%	-	-	0.00%	-	-	0.00%				
Legal	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Insurance	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Travel & Meals	117,162	88,624	28,538	32.20%	164,332	(47,170)	-28.70%	118,166	(1,004)	-0.85%				
Servicing Carrier Fees	-	(116,090)	116,090	100.00%	999,530	(999,530)	-100.00%	5,890,928	(5,890,928)	-100.00%				
Professional Services	227,000	150,845	76,155	50.49%	321,000	(94,000)	-29.28%	214,381	12,619	5.89%				
Miscellaneous	-	-	-	0.00%	-	-	0.00%	23	(23)	-100.00%				
Rent - Facilities	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Rent - Ofc Equip & Furn	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Depreciation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Producer Fees Collected	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Maintenance & Repairs	2,750	1,596	1,154	72.31%	4,500	(1,750)	-38.89%	4,340	(1,590)	-36.64%				
Bank Charges	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
Software Maint & Licensing	360,529	519,894	(159,365)	-30.65%	335,583	24,946	7.43%	285,890	74,639	26.11%				
Computer Hardware	800	193	607	314.51%	-	800	100.00%	2,045	(1,245)	-60.88%				
FMAP Funding	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
ULAE Expense Allocation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%				
IT Expense Allocation	4,643,238	5,123,540	(480,302)	-9.37%	6,415,165	(1,771,927)	-27.62%	1,988,144	2,655,094	133.55%				
Total Admin & Other Expenses	\$ 31,878,146	\$ 33,467,206	\$ (1,589,060)	-4.75%	\$ 37,411,960	\$ (5,533,814)	-14.79%	\$ 43,373,117	\$ (11,494,971)	-26.50%				

This page is intended to be blank

2016 Operating Budget
Citizens Property Insurance Corporation

Administrative Expenses
Comparison of Annual Totals

Claims

Version Expense Category	2016 Budget				2015 Projection				2015 Budget				2014 Actual			
	Total Year	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var
Salaries	\$ 24,186,338	\$ 20,173,326	\$ 4,013,012	19.89%	\$ 21,627,206	\$ 2,559,132	11.83%	\$ 16,926,623	\$ 7,259,715	42.89%						
Employee Benefits	4,817,693	4,382,210	435,483	9.94%	4,734,191	83,502	1.76%	3,722,510	1,095,183	29.42%						
Payroll Taxes	1,855,236	1,509,706	345,530	22.89%	1,442,727	412,509	28.59%	1,307,788	547,448	41.86%						
Contingent Staffing	19,973,021	25,514,293	(5,541,272)	-21.72%	207,002	19,766,019	9548.71%	540,296	19,432,725	3596.68%						
Other Underwriting Expense	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Other Processing Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Training	82,248	54,803	27,445	50.08%	119,038	(36,790)	-30.91%	49,635	32,613	65.71%						
Recruiting	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Printing	22,895	10,166	12,729	125.21%	29,725	(6,830)	-22.98%	19,769	3,126	15.81%						
Operating Supplies	45,742	27,177	18,565	68.31%	63,845	(18,103)	-28.35%	22,971	22,771	99.13%						
Subscriptions & Dues	913,995	847,967	66,028	7.79%	850,634	63,361	7.45%	703,022	210,973	30.01%						
Postage	35,625	27,164	8,461	31.15%	42,826	(7,201)	-16.81%	32,301	3,324	10.29%						
Telecommunications	-	554	(554)	-100.00%	-	-	0.00%	17	(17)	-100.00%						
Legal	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Insurance	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Travel & Meals	695,233	536,194	159,039	29.66%	676,498	18,735	2.77%	564,386	130,847	23.18%						
Servicing Carrier Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Professional Services	326,000	390,562	(64,562)	-16.53%	499,600	(173,600)	-34.75%	77,903	248,097	318.47%						
Miscellaneous	-	-	-	0.00%	-	-	0.00%	101	(101)	-100.00%						
Rent - Facilities	75	5,239	(5,164)	-98.57%	5,295	(5,220)	-98.58%	2,585	(2,510)	-97.10%						
Rent - Ofc Equip & Furn	352,800	425,992	(73,192)	-17.18%	464,800	(112,000)	-24.10%	460,544	(107,744)	-23.39%						
Depreciation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Producer Fees Collected	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Maintenance & Repairs	26,214	39,951	(13,737)	-34.38%	48,744	(22,530)	-46.22%	54,423	(28,209)	-51.83%						
Bank Charges	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Software Maint & Licensing	2,344,363	1,775,865	568,498	32.01%	2,166,226	178,137	8.22%	1,069,234	1,275,129	119.26%						
Computer Hardware	8,492	17,599	(9,107)	-51.75%	16,984	(8,492)	-50.00%	2,699	5,793	214.64%						
FMAP Funding	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
ULAE Expense Allocation	(62,079,985)	(63,505,908)	1,425,923	2.25%	(40,611,242)	(21,468,743)	-52.86%	(30,483,063)	(31,596,922)	-103.65%						
IT Expense Allocation	6,394,014	7,767,140	(1,373,126)	-17.68%	7,615,901	(1,221,887)	-16.04%	5,410,173	983,841	18.19%						
Total Admin & Other Expenses	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ 483,917	\$ (483,918)	-100.00%						

* 2016 Budgeted and 2015 Projected include day-rate adjustor expenses. However, 2015 Budget and 2014 Actuals have not been adjusted to include these numbers.

This page is intended to be blank

2016 Operating Budget
Citizens Property Insurance Corporation

Administrative Expenses
Comparison of Annual Totals

Consumer and Agent Services

Version Expense Category	2016 Budget				2015 Projection				2015 Budget				2014 Actual			
	Total Year	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var
Salaries	\$ 15,056,671	\$ 14,549,583	\$ 507,088	3.49%	\$ 13,468,308	\$ 1,588,363	11.79%	\$ 9,550,549	\$ 5,506,122	57.65%						
Employee Benefits	3,897,815	3,642,095	255,720	7.02%	4,128,155	(230,340)	-5.58%	2,751,817	1,145,998	41.65%						
Payroll Taxes	1,185,084	1,107,510	77,574	7.00%	1,053,238	131,846	12.52%	753,030	432,054	57.38%						
Contingent Staffing	338,411	385,109	(46,698)	-12.13%	233,743	104,668	44.78%	122,964	215,447	175.21%						
Other Underwriting Expense	-	344,190	(344,190)	-100.00%	-	-	0.00%	300,000	(300,000)	-100.00%						
Other Processing Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Training	102,865	59,167	43,698	73.86%	88,550	14,315	16.17%	40,283	62,582	155.36%						
Recruiting	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Printing	5,568	2,863	2,705	94.48%	4,343	1,225	28.21%	2,436	3,132	128.57%						
Operating Supplies	8,743	9,473	(730)	-7.71%	17,442	(8,699)	-49.87%	6,061	2,682	44.25%						
Subscriptions & Dues	8,514	15,455	(6,941)	-44.91%	5,112	3,402	66.55%	9,353	(839)	-8.97%						
Postage	1,287	1,145	142	12.40%	2,512	(1,225)	-48.77%	322	965	299.69%						
Telecommunications	-	-	-	0.00%	-	-	0.00%	73	(73)	-100.00%						
Legal	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Insurance	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Travel & Meals	189,804	142,689	47,115	33.02%	222,889	(33,085)	-14.84%	117,398	72,406	61.68%						
Servicing Carrier Fees	2,818,676	2,998,591	(179,915)	-6.00%	2,998,591	(179,915)	-6.00%	-	2,818,676	100.00%						
Professional Services	4,516,571	5,495,786	(979,215)	-17.82%	5,075,997	(559,426)	-11.02%	2,320,556	2,196,015	94.63%						
Miscellaneous	2,679	2,597	82	3.16%	3,530	(851)	-24.11%	26	2,653	10203.85%						
Rent - Facilities	-	-	-	0.00%	640	(640)	-100.00%	-	-	0.00%						
Rent - Ofc Equip & Furn	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Depreciation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
Producer Fees Collected	(850,140)	(845,000)	(5,140)	-0.61%	(845,000)	(5,140)	-0.61%	(783,563)	(66,577)	-8.50%						
Maintenance & Repairs	1,264	2,349	(1,085)	-46.19%	36,000	(34,736)	-96.49%	1,258	6	0.48%						
Bank Charges	649	700	(51)	-7.29%	700	(51)	-7.29%	108	541	500.93%						
Software Maint & Licensing	70,878	30,160	40,718	135.01%	153,340	(82,462)	-53.78%	33,287	37,591	112.93%						
Computer Hardware	17,913	20,818	(2,905)	-13.95%	19,300	(1,387)	-7.19%	1,423	16,490	1158.82%						
FMAP Funding	(206,400)	(206,400)	-	0.00%	(206,400)	-	0.00%	(96,524)	(109,876)	-113.83%						
ULAE Expense Allocation	-	-	-	0.00%	-	-	0.00%	-	-	0.00%						
IT Expense Allocation	4,783,401	3,372,715	1,410,686	41.83%	5,169,123	(385,722)	-7.46%	2,063,254	2,720,147	131.84%						
Total Admin & Other Expenses	\$ 31,950,253	\$ 31,131,595	\$ 818,658	2.63%	\$ 31,630,113	\$ 320,140	1.01%	\$ 17,194,111	\$ 14,756,142	85.82%						

This page is intended to be blank

2016 Operating Budget
Citizens Property Insurance Corporation

Administrative Expenses
Comparison of Annual Totals

Systems and Operations

Version Expense Category	2016 Budget				2015 Projection				2015 Budget				2014 Actual			
	Total Year	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var	Total Year	Variance	% Var
Salaries	\$ 26,580,529	\$ 27,740,207	\$ (1,159,678)	-4.18%	\$ 25,345,256	\$ 1,235,273	4.87%	\$ 23,146,325	\$ 3,434,204	14.84%	\$ 23,146,325	\$ 3,434,204	14.84%	\$ 23,146,325	\$ 3,434,204	14.84%
Employee Benefits	5,207,927	5,544,694	(336,767)	-6.07%	5,395,991	(188,064)	-3.49%	4,945,172	262,755	5.31%	4,945,172	262,755	5.31%	4,945,172	262,755	5.31%
Payroll Taxes	2,106,149	2,138,081	(31,932)	-1.49%	1,777,554	328,595	18.49%	1,851,785	254,364	13.74%	1,851,785	254,364	13.74%	1,851,785	254,364	13.74%
Contingent Staffing	4,090,430	7,826,494	(3,736,064)	-47.74%	7,810,325	(3,719,895)	-47.63%	26,908,100	(22,817,670)	-84.80%	26,908,100	(22,817,670)	-84.80%	26,908,100	(22,817,670)	-84.80%
Other Underwriting Expense	-	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%
Other Processing Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%
Training	346,904	240,554	106,350	44.21%	380,103	(33,199)	-8.73%	259,011	87,893	33.93%	259,011	87,893	33.93%	259,011	87,893	33.93%
Recruiting	-	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%
Printing	16,060	14,282	1,778	12.45%	20,260	(4,200)	-20.73%	14,401	1,659	11.52%	14,401	1,659	11.52%	14,401	1,659	11.52%
Operating Supplies	416,840	852,346	(435,506)	-51.09%	887,487	(470,647)	-53.03%	443,007	(26,167)	-5.91%	443,007	(26,167)	-5.91%	443,007	(26,167)	-5.91%
Subscriptions & Dues	194,658	175,865	18,793	10.69%	182,277	12,381	6.79%	146,941	47,717	32.47%	146,941	47,717	32.47%	146,941	47,717	32.47%
Postage	339,069	436,708	(97,639)	-22.36%	406,290	(67,221)	-16.55%	425,916	(86,847)	-20.39%	425,916	(86,847)	-20.39%	425,916	(86,847)	-20.39%
Telecommunications	4,273,721	4,674,951	(401,230)	-8.58%	4,674,884	(401,163)	-8.58%	4,223,255	50,466	1.19%	4,223,255	50,466	1.19%	4,223,255	50,466	1.19%
Legal	-	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%
Insurance	2,000	-	2,000	100.00%	-	2,000	100.00%	-	2,000	100.00%	-	2,000	100.00%	-	2,000	100.00%
Travel & Meals	384,858	313,506	71,352	22.76%	373,416	11,442	3.06%	367,519	17,339	4.72%	367,519	17,339	4.72%	367,519	17,339	4.72%
Servicing Carrier Fees	-	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%
Professional Services	5,081,641	4,055,089	1,026,552	25.32%	4,140,900	940,741	22.72%	3,059,679	2,021,962	66.08%	3,059,679	2,021,962	66.08%	3,059,679	2,021,962	66.08%
Miscellaneous	15,100	80	15,020	18775.00%	-	15,100	100.00%	63	15,037	23868.25%	63	15,037	23868.25%	63	15,037	23868.25%
Rent - Facilities	8,018,091	7,653,409	364,682	4.76%	7,794,866	223,225	2.86%	7,454,110	563,981	7.57%	7,454,110	563,981	7.57%	7,454,110	563,981	7.57%
Rent - Ofc Equip & Furn	327,790	356,955	(29,165)	-8.17%	364,373	(36,583)	-10.04%	366,532	(38,742)	-10.57%	366,532	(38,742)	-10.57%	366,532	(38,742)	-10.57%
Depreciation	4,076,988	5,793,703	(1,716,715)	-29.63%	6,305,321	(2,228,333)	-35.34%	6,651,583	(2,574,595)	-38.71%	6,651,583	(2,574,595)	-38.71%	6,651,583	(2,574,595)	-38.71%
Producer Fees Collected	-	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%
Maintenance & Repairs	1,300,840	2,435,704	(1,134,864)	-46.59%	2,253,828	(952,988)	-42.28%	1,773,979	(473,139)	-26.67%	1,773,979	(473,139)	-26.67%	1,773,979	(473,139)	-26.67%
Bank Charges	-	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%	-	-	0.00%
Software Maint & Licensing	11,654,839	11,784,594	(129,755)	-1.10%	11,793,298	(138,459)	-1.17%	10,857,850	796,989	7.34%	10,857,850	796,989	7.34%	10,857,850	796,989	7.34%
Computer Hardware	3,396,817	4,916,321	(1,519,504)	-30.91%	4,872,655	(1,475,838)	-30.29%	1,258,817	2,138,000	169.84%	1,258,817	2,138,000	169.84%	1,258,817	2,138,000	169.84%
FMAP Funding	(20,000)	(20,000)	-	0.00%	(20,000)	-	0.00%	(20,896)	896	4.29%	(20,896)	896	4.29%	(20,896)	896	4.29%
ULAE Expense Allocation	(4,017,026)	(4,290,235)	273,209	6.37%	(2,738,727)	(1,278,299)	-46.67%	(2,300,577)	(1,716,449)	-74.61%	(2,300,577)	(1,716,449)	-74.61%	(2,300,577)	(1,716,449)	-74.61%
IT Expense Allocation	(21,141,876)	(20,046,759)	(1,095,117)	-5.46%	(24,387,006)	3,245,130	13.31%	(11,627,424)	(9,514,452)	-81.83%	(11,627,424)	(9,514,452)	-81.83%	(11,627,424)	(9,514,452)	-81.83%
Total Admin & Other Expenses	\$ 52,652,347	\$ 62,596,549	\$ (9,944,200)	-15.89%	\$ 57,633,351	\$ (4,981,002)	-8.64%	\$ 80,205,148	\$ (27,552,799)	-34.35%	\$ 80,205,148	\$ (27,552,799)	-34.35%	\$ 80,205,148	\$ (27,552,799)	-34.35%

This page is intended to be blank



2016 Operating Budget

Capital Acquisitions

This page is intended to be blank

2016 Operating Budget

Citizens Property Insurance Corporation

Division	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total 2016
Enterprise Resources	0	0	0	0	0	0	0	0	0	0	0	0	0
Human Resources	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal Services and Purchasing	0	0	0	0	0	0	0	0	0	0	0	0	0
Communications Legislative and External Affairs	0	0	0	0	0	0	0	0	0	0	0	0	0
Financial Services	0	0	0	0	0	0	0	0	0	0	0	0	0
Corporate Risk Management	0	0	0	0	0	0	0	0	0	0	0	0	0
Claims	0	0	0	0	0	0	0	0	0	0	0	0	0
Consumer and Agent Services	0	0	0	0	0	0	0	0	0	0	0	0	0
Systems and Operations	5,000	92,390	637,839	222,000	90,000	312,999	121,000	1,489,920	95,000	0	0	20,000	3,086,148
Systems & Operations Enterprise Services	5,000	60,000	0	0	0	0	0	63,000	0	0	0	20,000	148,000
Information Technology	0	32,390	637,839	222,000	90,000	312,999	121,000	1,426,920	95,000	0	0	0	2,938,148
2016 Budgeted Capital Acquisitions	5,000	92,390	637,839	222,000	90,000	312,999	121,000	1,489,920	95,000	0	0	20,000	3,086,148

Acquisitions by Asset Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total 2016
1 - EDP	0	10,000	616,000	222,000	90,000	312,999	121,000	1,426,920	95,000	0	0	0	2,893,919
2 - Software	0	22,390	21,839	0	0	0	0	0	0	0	0	0	44,229
3 - Automobiles	0	0	0	0	0	0	0	60,000	0	0	0	0	60,000
4 - Office Equipment	0	0	0	0	0	0	0	3,000	0	0	0	0	3,000
5 - Office Furniture	5,000	0	0	0	0	0	0	0	0	0	0	0	5,000
6 - Leasehold Improvements	0	60,000	0	0	0	0	0	0	0	0	0	20,000	80,000
2016 Budgeted Capital Acquisitions	5,000	92,390	637,839	222,000	90,000	312,999	121,000	1,489,920	95,000	0	0	20,000	3,086,148

Estimated Depreciation	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total 2016
1 - EDP	37,500	37,778	54,889	61,056	63,556	72,250	75,611	115,248	117,887	117,887	117,887	117,887	989,433
2 - Software	0	622	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	12,908
3 - Automobiles	0	0	0	0	0	0	0	1,000	1,000	1,000	1,000	1,000	5,000
4 - Office Equipment	0	0	0	0	0	0	0	50	50	50	50	50	250
5 - Office Furniture	31,265	31,265	31,265	31,265	31,265	31,265	31,265	31,265	31,265	31,265	31,265	31,265	375,185
6 - Leasehold Improvements	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,333	11,333
Depreciation on 2016 & Q4 2015 Acquisitions	68,765	70,665	88,383	94,550	97,050	105,744	109,105	149,792	152,431	152,431	152,431	152,764	1,394,109

This page is intended to be blank



2016 Operating Budget

Contingency Statement of Operations

2016 Operating Budget

Citizens Property Insurance Corporation

Version Income Statement	2016 Budget Total Year	10 Year PML	25 Year PML	100 Year PML
Premiums				
Premiums Written - Direct	\$909,235,682	\$909,235,682	\$909,235,682	\$909,235,682
Change in Direct UPR	183,889,414	183,889,414	183,889,414	183,889,414
Premiums Ceded	(501,738,189)	(501,738,189)	(501,738,189)	(501,738,189)
Change in Ceded UPR	(74,394,993)	(74,394,993)	(74,394,993)	(74,394,993)
Net Premiums Earned	\$516,991,914	\$516,991,914	\$516,991,914	\$516,991,914
Underwriting Expenses				
Losses Incurred	201,974,495	1,074,654,067	1,375,337,336	3,649,785,981
Loss Adjustment Expenses	72,990,528	165,590,034	261,899,273	522,246,503
Producer Commissions	74,377,904	74,377,904	74,377,904	74,377,904
Taxes & Assessments	13,438,301	13,438,301	13,438,301	13,438,301
Administrative & Other Underwriting	157,814,493	160,814,493	165,314,493	187,814,493
Total Underwriting Expenses	520,595,722	\$1,488,874,800	\$1,890,367,308	\$4,447,663,183
Net Underwriting Income	(\$3,603,808)	(\$971,882,886)	(\$1,373,375,394)	(\$3,930,671,269)
Other Income (Expense)				
Investment Income - Net	150,886,051	146,952,176	144,889,826	130,737,070
Interest Expense - Net	(136,942,746)	(136,942,746)	(136,942,746)	(136,942,746)
L.O.C. Fees & Notes Issued Cost	-	-	-	-
Take-out Bonuses	-	-	-	-
Assessment Income	-	-	-	-
Other Income (Expense) / Gain (Loss)	3,059,960	3,059,960	3,059,960	3,059,960
Total Other Income (Expense)	\$17,003,265	\$13,069,390	\$11,007,040	(3,145,716)
Net Income (Loss)	\$13,399,456	(\$958,813,497)	(\$1,362,368,355)	(\$3,933,816,986)
Projected 12/31/15 Surplus	\$7,455,001,695			
Projected 12/31/16 Surplus	\$7,468,401,151			

Contingency Statement of Operations Notes

- A loss event for one account will not be the same size event for other accounts. The relative magnitude of an event will depend on the size, severity and path of the storm. Probable Maximum Loss ("PML") estimates are Standard Sea-Surface Temperature (Long-Term), are based on Single-Event Occurrences and do not include any provision for the adjustment of claims (LAE). PML estimates were modeled using AIR Touchstone, Version 3.1, including Demand Surge, excluding Storm Surge, on exposures as of October 31, 2015 adjusted for anticipated November depopulation.
- Ceded Losses and LAE (Reinsurance Recoverables) are based on 2015 retention and payment multiples and preliminary 2015 limits. The actual retention and limits for 2016 may be significantly different from these estimates.
- Assumes Private Risk Transfer of \$2,664,312,275 in Coastal Account (\$421 million new purchase + \$2,243,312,275 carryover from existing risk transfer)
- LAE is assumed at 10% of the modeled indemnity loss.
- Projected investment income is adjusted downward for each cat loss scenario assuming a 9/1/2016 cat event.