Citizens Property Insurance Corporation

Financial Statements and Supplementary Information

Years Ended December 31, 2017 and 2016

DIXON HUGHES GOODMAN LLP

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DIXON HUGHES GOODMAN LLP

Independent Auditors' Report

Audit Committee
Citizens Property Insurance Corporation
Tallahassee, Florida

We have audited the accompanying financial statements of Citizens Property Insurance Corporation (Citizens), an enterprise fund of the State of Florida, which are comprised of the statements of net position as of December 31, 2017 and 2016, and the related statements of revenues, expenses, and changes in net position, and statements of cash flows for the years then ended, and the related notes of the financial statements.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Citizens as of December 31, 2017 and 2016, and the changes in its financial position and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Basis of Presentation
As discussed in Note 2, the financial statements of Citizens are intended to present the financial position, and the changes in financial position and cash flows of only that portion of the business type activities of the State of Florida that is attributable to the transactions of Citizens. They do not purport to, and do not, present fairly the financial position of the State of Florida as of December 31, 2017 and 2016, and the changes in financial position and its cash flows for the years then ended in conformity generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matters
Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 to 11 and the Supplemental Revenues, Expenses and Claim Development Information on page 40 to 41 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operation, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information – Supplemental Combining Statements
Our audits were conducted for the purpose of forming an opinion of the financial statements as a whole. The supplemental combining statements of net position and supplemental combining statements of revenues, expenses and changes in net position (Supplemental Combining Statements), on pages 38 through 39 as of and for the year ended December 31, 2017, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Supplemental Combining Statements are the responsibility of Citizens' management and were derived from and related directly to the underlying accounting and other records used to prepare the basic financial statements. This information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted by the United States of America. In our opinion, the Supplemental Combining Statements are fairly stated, in all material respects, in relation to the basic financial statement as a whole.

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Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards,* we have also issued our report dated May 29, 2018 on our consideration of Citizens' internal control over financial reporting and on our tests of its compliance with certain provisions of law, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal controls over financial reporting and compliance, and the results of that testing, and not to provide an opinion on internal controls over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Citizens' internal control over financial reporting and compliance.

Dixon Hughes Goodman LLP

Charlotte, North Carolina
May 29, 2018

Management's Discussion & Analysis

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

1. Financial Highlights

- The assets of Citizens exceeded its liabilities at the close of the most recent year by $6,338,871.

- Citizens' total net position decreased by $969,440, primarily due to a reported net loss for the reporting period.

- The operating loss of $1,164,967 represents an increase of $1,036,133 for 2017 as compared to the operating loss reported for 2016. This increase is primarily the result of an increase in reported losses and loss adjustment expenses (LAE), net of reinsurance, in the amount of $1,052,182. Reported increases in net losses and LAE incurred are driven by catastrophic claims attributed to Hurricane Irma. The increase in net losses and LAE are partially offset by increases in net premiums earned and decreases in other operating expenses.

- Operating expenses decreased $15,143 during 2017 compared to 2016. This decrease is primarily the result of decreases in variable policy acquisition costs, which include agent commissions and taxes and fees, of $10,303. Policy acquisition costs decreased proportionally as a result of decreases in direct written premium in the amount of $79,851 for 2017 as compared to 2016.

- Nonoperating income of $195,240 increased $225,570 during 2017 as compared to nonoperating expense of $30,150 for 2016. The net increase is primarily a result of increases in net investment income of $180,281 and decreases in net interest expense of $43,685. Net investment income increases for 2017 are driven by mark-to-market gains of $57,294 on Citizens' invested assets. Net interest expense decreases are driven by maturities and redemptions of pre-event bonds of $1,348,500 in 2017.

Overview of Financial Statements

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

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

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

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

(Dollars in thousands)

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

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

Reclassifications

Certain balances in the 2016 financial statements have been reclassified to conform to the 2017 presentation. Return premium payables on insurance policies in the amount of $2,568 were reclassified on the statements of net position from net premiums receivables to return premiums payable as of December 31, 2016. This reclassification changes the balance of net premiums receivable from $75,615 to $78,183, and total assets from $12,173,984 to $12,176,552, as of December 31, 2016, respectively.

A summary of Citizens' Statements of Net Position is presented below:

	2017	2016	2015	%Change 2017-2016	%Change 2016-2015
Assets					
Current assets	$ 1,381,932	$ 1,464,589	$ 1,925,774	(5.6) %	(23.9)%
Capital assets	7,458	8,064	10,121	(7.5) %	(20.3)%
Other noncurrent assets	8,828,078	10,703,899	11,484,684	(17.5) %	(6.8)%
Total assets	$ 10,217,468	$ 12,176,552	$ 13,420,579	(16.1) %	(9.3)%
Liabilities					
Current liabilities	$ 2,029,746	$ 2,390,185	$ 2,446,375	(15.1) %	(2.3)%
Noncurrent liabilities	1,848,851	2,478,056	3,507,220	(25.4) %	(29.3)%
Total liabilities	3,878,597	4,868,241	5,953,595	(20.3) %	(18.2)%
Net position					
Invested in capital assets	7,458	8,064	10,121	(7.5) %	(20.3)%
Restricted	8,243	8,237	20,950	0.1 %	(60.7)%
Unrestricted	6,323,170	7,292,010	7,435,913	(13.3) %	(1.9)%
Total net position	6,338,871	7,308,311	7,466,984	(13.3) %	(2.1)%
Total liabilities and net position	$ 10,217,468	$ 12,176,552	$ 13,420,579	(16.1) %	(9.3)%

2. Financial Analysis

Cash and invested assets

Citizens employs an investment policy that focuses on principal preservation, competitive returns, and adequate liquidity in order to meet future claim obligations. Citizens' invested assets are governed by four investment policies, two for taxable operating funds and two for tax-exempt bond proceeds: 1) Liquidity Fund (Taxable) – generally this policy will govern the investment of funds and surplus that, in addition to internally managed cash, will be the first monies used to pay claims after an event, and that can be used to pay operating expenses on an ongoing basis; 2) Liquidity Fund (Tax-exempt) – generally this policy will govern the investment of tax-exempt pre-event bond proceeds and other monies required to be invested in tax-exempt instruments. Citizens will use these monies to pay claims after an event or to pay principal and / or interest payments on an as needed basis; 3) Claims-Paying Fund (Taxable) – generally this policy will govern the investment of funds that will be used to pay post-event claims after Citizens has expended all monies in the Liquidity Fund. Only monies eligible for investment in taxable instruments will be deposited in this fund; 4) Claims-Paying Fund (Tax-exempt) – generally this policy will govern the investment of tax-exempt pre-event bond proceeds and other monies required to be invested in tax-exempt instruments. Citizens will use these monies to pay claims after an event, typically after all funds in the Liquidity Fund have been expended; 5) Claims-Paying Long Duration Fund (Taxable) – generally this policy will govern the investment of funds that will be used to pay post-event claims after Citizens has expended all monies in the Liquidity Fund and Claims-Paying Fund. Citizens' investment policy requires securities with long-term ratings in the taxable portfolios to have an average rating of Baa2/BBB/BBB or better and be rated by at least two of Moody's, S&P and/or Fitch with no rating below Baa3/BBB-/BBB. The policy also requires securities with long-term ratings in the tax-exempt portfolios to be rated by at least two of Moody's, S&P, and/or Fitch and have minimum ratings of A3/A-/A-. Citizens engages independent investment managers to invest bond proceeds and certain operating cash pursuant to its taxable and tax-exempt investment policies. Citizens' investment portfolio consists of high-quality debt instruments such as US Treasury and Agency securities and money market funds, corporate bonds, commercial paper and certificates of deposit, AAA rated asset backed securities, tax-exempt money market funds, taxable municipal bonds, tax-exempt municipal bonds, tax-exempt variable rate demand notes, and prime money market funds.

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

Cash and the estimated market value of Citizens' invested assets totaled approximately $10,051,657 at December 31, 2017, marking a decrease of $1,939,305 from December 31, 2016. The majority of the total decrease, $1,348,500, was as a result of payments of debt service obligations for pre-event bond issuances outstanding as reported within net cash used in financing activities on the statements of cash flows for the year ended December 31, 2017. In addition, net losses and LAE payments increased $591,290 for 2017 as compared to 2016, primarily as a result of claims payments attributable to Hurricane Irma.

Reserve for losses and loss adjustment expenses

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

(Dollars in thousands)

Activity with respect to reserves for unpaid losses and loss adjustment expenses for the Years Ended December 31, 2017 and 2016 were as follows:

	2017	2016
Direct loss and loss adjustment expense reserves, beginning of year	**$ 720,400**	$ 733,899
Less reinsurance recoverables on reserves	**(995)**	(2,720)
Net loss and loss adjustment expense reserves, beginning of year	**719,405**	731,179
Incurred related to:		
Current accident year	**1,526,420**	426,236
Prior accident years	**38,676**	86,678
Total incurred	**1,565,096**	512,914
Paid related to:		
Current accident year	**(796,181)**	(157,912)
Prior accident years	**(317,197)**	(366,798)
Total paid	**(1,113,378)**	(524,710)
Change in retroactive reinsurance reserves ceded	**(19)**	22
Net loss and loss adjustment expense reserves, end of year	**1,171,104**	719,405
Add reinsurance recoverables on reserves	**661,854**	995
Direct loss and loss adjustment expense reserves, end of year	**$ 1,832,958**	$ 720,400

For the Years Ended December 31, 2017 and 2016 reserves for unpaid losses, net of amounts ceded under reinsurance contracts, increased approximately $241,301 (48.5%) while reserves for unpaid LAE reserves, net of amounts ceded under reinsurance contracts, increased approximately $210,398 (94.9%). Net unpaid losses and LAE reserves related to catastrophes (2004 and 2005 hurricanes, 2008 Tropical Storm Fay, 2016 Hurricanes Hermine and Matthew, and 2017 Hurricane Irma) increased $499,436 primarily as a result of losses attributed to Hurricane Irma. Net increases in anticipated reinsurance recoverable balances (ie. ceded loss and LAE reserves) increased $660,859 for 2017 as compared to 2016. The increase is the result of anticipated recoveries from the FHCF and private reinsurers following Hurricane Irma, in the amount of $534,688 and $126,400, respectively. Net unpaid losses and LAE reserves not related to hurricanes decreased $47,737 due to an overall reduction in the number of policies in force and settlement of reserve balances from prior years. The estimated cost of loss and loss adjustment expenses attributable to insured events of prior years increased by approximately $38,676, net of reinsurance, during the year ended December 31, 2017. Such increases are realized as claim settlements occur during the current year and as additional information becomes known in respect to claims reported in years prior to 2017.

Long-term debt

Citizens has issued multiple Senior Secured Bonds for the purpose of funding losses in the event of a future catastrophe to ensure that liquidity demands associated with policyholder obligations can be met. These bonds are secured by pledged revenues which consist of monies and investments held in accounts established under the trust indenture, proceeds from any surcharges, regular and emergency assessments, and/or reimbursements received from the Florida Hurricane Catastrophe Fund (FHCF). During 2017, cash outflows associated with Citizens' Senior Secured Bonds totaled $1,348,500 in principal repayments and $127,528 in interest obligations. Net interest expense of $94,243 includes net amortization of bond premiums of $28,396 for the year ended December 31, 2017.

(Dollars in thousands)

Other liabilities

Effective July 1, 2015, Citizens terminated the 2005 Citizens Emergency Assessment that was activated as a result of unprecedented storm activity during 2004 and 2005 during which eight hurricanes made landfall in various southern US states, including Florida. The collection of these assessment funds were used for debt service obligations incurred in connection with the now defeased 2007A post-event bonds that were issued to provide claims paying resources to Citizens. Amounts collected by Citizens in excess of the 2005 Citizens Emergency Assessment levy are held in a reserve account and may be used by Citizens to offset future plan year deficits as approved by Citizens Board of Governors and the Office of Insurance Regulation. At December 31, 2017 and 2016, funds held in this reserve totaled $143,590 and $143,910 respectively.

Operating Revenue

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

	2017	2016	2015	%Change 2017-2016	%Change 2016-2015
Operating revenue:					
Premiums earned	$ 626,446	$ 625,540	$ 760,750	(0.0) %	(17.8) %
Operating expenses:					
Losses and loss adjustment expenses incurred	1,565,096	512,914	489,053	205.1 %	4.9 %
Other underwriting expenses	226,317	241,460	278,787	(6.3) %	(13.4) %
Total expenses	1,791,413	754,374	767,840	137.5 %	(1.8) %
Operating loss	(1,164,967)	(128,834)	(7,090)	804.2 %	1,717.1 %
Non-operating income (expense)	195,420	(30,150)	(31,654)	748.2 %	(4.8) %
Change in net position	$ (969,547)	$ (158,984)	$ (38,744)	(509.8) %	310.3 %
Policies in-force	440,406	455,843	503,865	(3.4) %	(9.5) %
Policies serviced	463,754	500,071	776,650	(7.3) %	(35.6) %
Underwriting ratios					
Net loss and LAE ratio (calendar year)	250%	82%	64%	168 %	18%
Expense ratio (calculated on net premiums earned)	36%	39%	37%	(3)%	3%
Combined ratio	286%	121%	100%	165 %	21%

Operating loss

For 2017, Citizens incurred an underwriting loss of $1,164,967, an increase of $1,036,133 from the operating loss reported at December 31, 2016. This increase is primarily the result of an increase in reported losses and LAE, net of reinsurance, in the amount of $1,052,182 (205%). Reported increases in net losses and LAE incurred are driven by catastrophic claims attributed to Hurricane Irma. The increase in net losses and LAE are partially offset by increases in net premiums earned and decreases in other operating expenses of $906 and $15,143, respectively.

Direct Written Premium

During 2017, consolidated direct written premium decreased $79,851 (8%). By account, increases in direct written premium within the PLA were $24,855 (5%), while the CLA and Coastal Account experienced decreases of $17,344 (47%), and $87,362 (19%), respectively. An analysis of observed trends in direct written premium, by account, follows:

Personal Lines Account

Policies inforce as of December 31, 2017 within the PLA of 300,507 marked an increase of 2.5% increase relative to December 31, 2016. While the number of cancellations and non-renewals as well as new policies decreased modestly during 2017, the number of policies assumed decreased substantially. For the year ended December 31, 2017, total premiums ceded through depopulation were $9,004 compared to $19,396 during 2016. While the number of policies inforce increased 2.5%, premiums written increased 5% during 2017.

Commercial Lines Account

Policies inforce as of December 31, 2017 within the CLA of 1,308 reflects a decrease of 31% relative to December 31, 2016. The number of new policies written during 2017 was 25, less than half the amount of new policies written during 2016. The number of cancellations (151) and non-renewals (371) contributed most significantly to the year-over-year decrease in policies inforce. Premiums written during 2017 decreased 47% from $37,138 to $19,795 as compared to 2016. Citizens' commercial policies remain attractive to insurers both in the private market and E&S market, particularly commercial policies with higher average premiums, leading to decreases in premiums written surpassing decreases in policies inforce. Ceded premiums through depopulation during 2017 were $176 or $1,432 (89%) less than 2016.

Coastal Account

At December 31, 2017, the number of policies inforce within the Coastal Account 138,591 mark a decrease of 14% relative to December 31, 2016. Although policies assumed during 2017 were approximately half the amount assumed during 2016, the number of non-renewals and cancellations outpaced the number of new policies written causing year-over-year declines in policies inforce. For the year ended December 31, 2017, total premiums ceded through depopulation were $21,547 compared to $42,427 during 2016. Premiums written during 2017 decreased 19% from $466,124 to $378,762 for 2016 and 2017, respectively.

Across all accounts and lines of business, the 2017 rate filings (effective May 2018) are expected to produce approximate rate increases ranging from 0.9% to 10.1% depending on the segment of business.

Losses and LAE incurred

During 2017, Citizens' net loss and net LAE ratios increased significantly as a result of the impact of Hurricane Irma. For calendar year 2017, Citizens' net loss ratio was 165%, an increase of 110%, while the net LAE ratio was 85%, an increase of 58%. Hurricane Irma contributed 126% to the net loss ratio and 59% to the net LAE ratio for calendar year 2017.

An analysis of direct loss and LAE activity, by account, follows:

Personal Lines Account

For the year ended December 31, 2017 the direct non-catastrophe loss and LAE ratio within the PLA declined 7.6% to 70%. During the 4th quarter of 2016, adverse reserve development on accident year 2015 contributed more than 15% to the 2016 calendar loss ratio as a result of an increase in the number of non-weather water claims entering litigation. During the 4th quarter of 2017, a noticeable decline in the number of litigated claims was observed leading to a modest level of favorable reserve development on prior accident years. However, considerable uncertainty remains as to whether or not this decline is the result of a temporary suspension in litigation activity due to Hurricane Irma or suggestive of a new trend. Despite favorable reserve development due to a reduction in 4th quarter litigated claims, adverse reserve development was recognized on prior accident years for sinkhole claims. Sinkhole claims that predate Senate Bill 408 that are in settlement are continuing to close as anticipated, however, claims that are not in settlement have experienced adverse development.

Hurricane Irma contributed approximately 163% ($756,245) to the 2017 direct loss and LAE ratio. At December 31, 2017, approximately 38,000 claims were reported for the PLA and approximately 41,500 claims are projected in total. Litigation activity for Hurricane Irma claims is considered in the reserve estimate; it is anticipated that close to 30% of all personal lines claims will enter litigation. The severity for litigated claims is assumed to be considerably higher than for non-litigated claims for loss and LAE. Ceded loss and LAE reserves of $193,777 for FHCF coverage were recorded as of December 31, 2017.

Commercial Lines Account

The diminishing relative size continues to leave CLA loss and LAE results very susceptible to adjustments in prior accident year loss and LAE reserves that are dominated by several large claims.

The largest source of risk within the CLA is pending sinkhole claims from prior accident years. At December 31, 2017, approximately $20,000 and $30,000 are recorded for case reserves and IBNR, respectively, for the roughly 250 pending sinkhole claims. As these sinkhole claims continue to settle, additional volatility in the calendar year loss and LAE ratios is anticipated in future periods.

Hurricane Irma contributed approximately 87% ($22,191) to the 2017 direct loss and LAE ratio. At December 31, 2017, approximately 230 claims were reported for the CLA and approximately 250 claims are projected in total. Ceded loss and LAE reserves of $6,215 for FHCF coverage were recorded as of December 31, 2017.

Coastal Account

During 2017, the Coastal Account did not experience any meaningful reserve development (favorable or adverse) nor were there any significant variances between the 2017 and 2016 accident year loss ratios. The 2017 accident year LAE ratio increased approximately 3% relative to 2016 as a result of an increase in LAE severity.

Hurricane Irma contributed approximately 268% ($1,032,540) to the 2017 direct loss and LAE ratio. At December 31, 2017, approximately 25,800 claims were reported for the Coastal Account and approximately 29,000 claims are projected in total. Approximately 30% of personal lines claims within the Coastal Account are expected to enter litigation, consistent with the same indemnity and LAE severity as the PLA. Ceded loss and LAE reserves of $534,689 and $126,399 for FHCF and private reinsurance coverage, respectively, were recorded as of December 31, 2017.

3. Net investment income and interest expense

Net investment income consists of interest earned on Citizens' invested assets, net realized gains on sales of invested assets, and interest expense incurred on senior secured bonds outstanding. During the first and second quarters of 2017, certain positions in invested assets were liquidated in order to fund portfolios managed against the taxable claims-paying long duration investment policy. While this liquidation resulted in an increase in year-over-year realized losses, a majority of these losses were offset by increases in earned income. Net realized gains in 2017 and 2016 were $18,430 and $67,671, respectively. During 2017, earned income was $213,290, marking a 20% increase relative to 2016. The increase in earned income was primarily driven by an increase in holdings within the taxable claims-paying long duration fund that held approximately 49% of total invested assets at December 31, 2017. Citizens carries its invested assets at fair value within the statements of net position and for the years ended December 31, 2017 and 2016 reported invested assets at a net unrealized loss of $49,142 and $106,407, respectively. Changes in net unrealized holding gains and losses on Citizens' invested assets contributed $57,294 to net investment income for 2017, marking a net increase of $191,161 as compared to 2016. Interest expense incurred on senior secured bonds outstanding were $94,243 during 2017 in comparison to $137,928 in 2016. Bond maturities that occurred in June 2017 as well as the optional bond redemption exercised in December of 2017 led to the reduction in year-over-year interest expense.

4. Subsequent Events

Citizens has evaluated subsequent events for disclosure and recognition through May 29, 2018, the date on which these financial statements were available to be issued. There were no events occurring subsequent to the end of the year that merit recognition or disclosure in these statements.

Citizens Property Insurance Corporation
Statements of Net Position
December 31, 2017 and 2016
(Dollars in thousands)

	2017	2016
ASSETS		
Current assets:		
Cash and cash equivalents	$ 957,574	$ 244,860
Short-term investments	266,005	1,042,203
Restricted cash and cash equivalents	8,243	8,237
Investment income due and accrued	68,958	75,183
Reinsurance recoverable on paid losses and LAE	887	1,143
Premiums receivable, net	72,053	78,183
Premiums receivable from assuming companies, net	129	5,282
Other current assets	8,083	9,498
Total current assets	1,381,932	1,464,589
Noncurrent assets:		
Long-term investments	8,828,078	10,703,899
Capital assets	7,458	8,064
Total noncurrent assets	8,835,536	10,711,963
Total assets	$ 10,217,468	$ 12,176,552
LIABILITIES		
Current liabilities:		
Loss reserves, net	$ 738,941	$ 497,640
Loss adjustment expense reserves, net	432,163	221,765
Unearned premiums, net	430,586	440,413
Reinsurance premiums payable	51,024	91,867
Advance premiums and suspended cash	19,153	24,244
Return premiums payable	2,661	2,568
Interest payable	7,857	12,745
Current portion of long-term debt	278,312	1,027,010
Other current liabilities	69,049	71,933
Total current liabilities	2,029,746	2,390,185
Noncurrent liabilities:		
Long-term debt	1,705,261	2,334,146
Reserve for future assessments	143,590	143,910
Total noncurrent liabilities	1,848,851	2,478,056
Total liabilities	$ 3,878,597	$ 4,868,241
Net position:		
Invested in capital assets	$ 7,458	$ 8,064
Restricted	8,243	8,237
Unrestricted	6,323,170	7,292,010
Total net position	$ 6,338,871	$ 7,308,311

See accompanying notes.

Citizens Property Insurance Corporation
Statements of Revenues, Expenses and Changes in Net Position
Years Ended December 31, 2017 and 2016
(Dollars in thousands)

	2017	2016
Operating revenue:		
Net premiums earned	**$ 626,446**	$ 625,540
Operating expenses:		
Net losses incurred	**1,032,853**	345,768
Net loss adjustment expenses incurred	**532,243**	167,146
Service company fees	**1,607**	1,743
Agent commissions	**68,413**	77,139
Taxes and fees	**11,435**	13,012
Other underwriting expenses	**144,862**	149,566
Total operating expenses	**1,791,413**	754,374
Operating loss	**(1,164,967)**	(128,834)
Nonoperating revenues (expenses):		
Net investment income	**283,692**	103,411
Net interest expense	**(94,243)**	(137,928)
Assessment income	**908**	2,422
Other income	**5,063**	1,945
Total nonoperating income (expense)	**195,420**	(30,150)
Change in net position	**(969,547)**	(158,984)
Net position, beginning of year	**7,308,311**	7,466,984
Other changes in net position	**107**	311
Net position, end of year	**$ 6,338,871**	$ 7,308,311

See accompanying notes.

Citizens Property Insurance Corporation
Statements of Cash Flows
Years Ended December 31, 2017 and 2016
(Dollars in thousands)

	2017	2016
Cash flows from operating activities:		
Premiums collected, net of reinsurance	**$ 578,405**	$ 545,301
Net losses and loss adjustment expenses paid	**(1,114,537)**	(523,247)
Payments to employees for services	**(96,024)**	(92,301)
Payments for underwriting expenses	**(121,851)**	(147,602)
Net cash used in operating activities	**(754,007)**	(217,849)
Cash flows from noncapital financing activities:		
Debt redemption	**(1,348,500)**	(923,085)
Interest paid	**(127,528)**	(176,465)
Other non-operating receipts	**4,501**	-
Assessment income received	**739**	236
Net cash used in noncapital financing activities	**(1,470,788)**	(1,099,314)
Cash flows from capital and related financing activities:		
Capital assets acquired	**(3,399)**	(2,633)
Net cash used in capital and related financing activities	**(3,399)**	(2,633)
Cash flows from investing activities:		
Proceeds from investments sold, matured or repaid	**16,833,438**	14,488,487
Investment acquistion	**(14,187,260)**	(14,616,261)
Interest income received	**294,734**	283,156
Net cash provided by investing activities	**2,940,912**	155,382
Net change in cash and cash equivalents	**712,718**	(1,164,414)
Cash and cash equivalents, beginning of year	**253,097**	1,417,511
Cash and cash equivalents, end of year	**$ 965,815**	$ 253,097
Cash and cash equivalents consist of:		
Cash and cash equivalents	**$ 957,574**	$ 244,860
Restricted cash and cash equivalents	**8,243**	8,237
	$ 965,817	$ 253,097

(Dollars in thousands)

	2017	2016
Reconciliation of operating income to net cash used in operating activities:		
Operating loss	**$ (1,164,967)**	$ (128,834)
Adjustments to reconcile net cash used in operating activities:		
Depreciation expense	**4,003**	4,370
(Increase) decrease in operating assets:		
Reinsurance recoverable on paid losses and LAE	**256**	1,463
Premiums receivable	**6,130**	15,770
Other assets	**7,077**	7,245
Increase (decrease) in operating liabilities:		
Loss and loss adjustment expense reserves	**451,699**	(11,774)
Unearned premiums, net	**(9,827)**	(72,922)
Reinsurance premiums payable	**(40,843)**	(21,571)
Advance premiums and suspended cash	**(5,091)**	(8,003)
Other current liabilities	**(2,445)**	(3,593)
Net cash used in operating activities	**$ (754,008)**	$ (217,849)

Notes to Financial Statements

1. Organization and Description of the Company

Citizens Property Insurance Corporation (Citizens) was established on August 1, 2002, pursuant to Section 627.351(6), Florida Statutes (the Act), to provide certain residential and non-residential property insurance coverage to qualified risks in the State of Florida under circumstances specified in the Act. This legislation was enacted such that property insurance be provided through Citizens to applicants who are in good faith entitled to procure insurance through the voluntary market but are unable to do so. Citizens results from a combination of the Florida Residential Property and Casualty Joint Underwriting Association (the FRPCJUA) and the Florida Windstorm Underwriting Association (the FWUA). The FRPCJUA was renamed Citizens and the FWUA's rights, obligations, assets, liabilities and all insurance policies were transferred to Citizens. Unlike private insurers offering coverage through the admitted market, Citizens is not required to obtain or to hold a certificate of authority issued by the Florida Department of Financial Services, Office of Insurance Regulation (the Office). Likewise, Citizens is not subject to Risk-Based Capital (RBC) requirements or required to have a pledged deposit on file with the State of Florida. For purposes of its tax-exempt status, Citizens is considered a political subdivision and an integral part of the State of Florida. As such, Citizens' operations may be affected by the legislative process.

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

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

Citizens' President and Chief Executive Officer (Executive Director) and senior managers are engaged by and serve at the pleasure of the Board. The Executive Director is subject to confirmation by the Florida Senate.

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

- *Personal Lines Account History* - The FRPCJUA began operations on January 21, 1993, after Hurricane Andrew, pursuant to Section 627.351(6), Florida Statutes, to provide certain residential property insurance coverage to qualified risks in the State of Florida for applicants who were in good faith entitled to procure insurance through the private market but were unable to do so. Residential property coverage consists of the types of coverage provided to homeowners, mobile homeowners, tenants, condominium unit owners, and similar policies.

  The policies provide coverage for all perils covered under a standard residential policy, subject to certain underwriting requirements. Such policies may exclude windstorm coverage on property within eligible areas. This portion of the FRPCJUA's activities became the Personal Lines Account (PLA) under Citizens.

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

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

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

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

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

2. Summary of Significant Accounting Policies

Basis of Presentation

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

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

- Invested in capital assets - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of invested in capital assets, net of related debt. Rather, that portion of the debt is included in the same net position component as the unspent proceeds. As of December 31, 2017 and 2016, Citizens did not have any outstanding debt that was attributable to capital assets.

- Restricted - This component of net position includes assets subject to external constraints imposed by creditors (such as through debt covenants), grantors, contributors, laws or regulations of other governments, or constraints imposed by law through constitutional provisions or enabling legislation. Restricted net position on the statements of net position includes funds advanced to Citizens by the Florida Surplus Lines Service Office (FSLSO) for obligations under the 2005 Citizens Emergency Assessment.

- Unrestricted - This component of net position consists of assets that do not meet the definition of “restricted” or “Invested in capital assets.”

Use of Estimates

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

Measurement Focus

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

Cash, Cash Equivalents, and Investments

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

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

(Dollars in thousands)

Long-term investments consist solely of debt securities issued by municipal bodies, U.S. Treasury, U.S. government agencies, asset-backed securities, and corporate bonds with an original maturity greater than twelve months at the time of acquisition. Such investments are recorded at fair value, which is generally based on independent quoted market prices. If quoted market prices are not available, broker quotes or an estimation of the current liquidation values is determined through a collaborative process among various pricing experts and sources in the marketplace. Changes in fair value are reflected as a component of net investment income.

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

Net Investment Income

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

Capital Assets

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

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

The cost and accumulated depreciation for capital assets was $86,526 and $79,068 at December 31, 2017, and $98,303 and $90,239 at December 31, 2016, respectively. Depreciation and amortization expense was $4,003 and $4,370 for the years ended December 31, 2017, and 2016, respectively and is included in other underwriting expenses on the accompanying statements of revenues, expenses and changes in net position.

Loss Reserves and Loss Adjustment Expense Reserves

Liabilities for loss reserves and loss adjustment expense (LAE) reserves are estimated based on claims adjusters’ evaluations and on actuarial evaluations for incurred but not reported reserves, using Citizens’ loss experience and industry statistics. While the ultimate amount of losses and LAE incurred is dependent on future development, in management’s opinion, the estimated reserves are adequate to cover the expected future payment of losses. However, the ultimate settlement of losses may vary significantly from the reserves provided. Adjustments to estimates recorded resulting from subsequent actuarial evaluations or ultimate payments will be reflected in operations in the period in which such adjustments are known or estimable. Citizens does not discount liabilities for loss reserves and LAE reserves. The anticipated effect of inflation is implicitly considered when estimating liabilities for losses and LAE. While anticipated price increases due to inflation are considered in estimating the ultimate claim costs, the increase in average severities of claims is caused by a number of factors that vary with the individual type of policy written. Future average severities are projected based on historical trends adjusted for implemented changes in underwriting standards, policy provisions, and general economic trends. Those anticipated trends are monitored based on actual development and the estimated liabilities are modified, if necessary.

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

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

Premiums

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

If anticipated losses and LAE exceed Citizens' recorded unearned premium reserve, a premium deficiency is recognized by recording an additional liability for the deficiency. Citizens anticipates investment income as a factor in the premium deficiency calculation. For purposes of determining premium deficiencies, contracts are grouped in a manner consistent with how Citizens' policies are marketed, serviced, and measured for the profitability of such contracts. Additionally, Citizens' premium deficiency calculation is performed separately for the Accounts. At December 31, 2017 and 2016, management determined that no premium deficiency reserve was required.

Premiums receivable includes amounts due from policyholders for billed premiums. Billings are calculated using estimated annual premiums for each policy and are paid either through an installment plan offered by Citizens or in their entirety at the inception of the policy. An allowance for doubtful accounts is recorded for the estimated uncollectible amounts, and amounted to $1,854 and $1,496 at December 31, 2017 and 2016, respectively.

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

Operating Revenues and Expenses

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

Guaranty Fund and Other Assessments

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

Citizens is also required to assess insurers and insureds in Florida for deficits incurred by Citizens. Assessments made pursuant to the Act and the Plan are recognized as revenue and recorded as receivable in the period approved by the Board and the Office and levied by Citizens (see Note 14). Assessment receivables are considered to be fully collectible. Under the Plan, amounts collected in excess of the calculated assessment are carried as a liability on the accompanying statements of net position as reserve for future assessments until such time as their permitted use is determined by the Board in accordance with the Plan.

Reinsurance

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

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

Income Taxes

Pursuant to a determination letter received from the Internal Revenue Service, Citizens is exempt from federal income tax as a political subdivision and integral part of the State of Florida and as such, is liable for income taxes only on business income unrelated to the purpose for which it is exempt. No federal or state income tax was incurred in 2017 or 2016.

Significant Concentrations of Risks

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

Citizens' exposure to concentrations of credit risk consists primarily of its cash, investments, and reinsurance balances. Citizens minimizes this risk by maintaining cash at highly rated financial institutions, adhering to an investment strategy that emphasizes preservation of principal and contracting with reinsurance companies that meet certain rating criteria and other qualifications. Financial instruments that potentially subject Citizens to concentrations of credit risk consist principally of cash and cash equivalents, and investments. Citizens' cash management and investment policies restrict investments by type, credit and issuer, and Citizens performs periodic evaluations of the credit standing of the financial institutions with which it deals. Deposits with financial institutions are insured by the Federal Deposit Insurance Corporation up to $250 per depositor. Bank deposits at times may exceed federally insured limits. An increased risk of loss occurs as more investments are acquired from one issuer or a group of issuers within one industry which results in a concentration of credit risk. Excluding securities issued by U.S. Government & Agencies, Citizens does not hold any securities from any single issuer that exceeded 5% of the investment portfolio. Citizens' investment strategy focuses primarily on higher quality, fixed income securities. Citizens reviews the credit strength of all entities in which it invests, limits its exposure in any one investment, and monitors portfolio quality, taking into account credit ratings assigned by recognized credit rating organizations. Citizens enters into reinsurance treaties with highly rated reinsurers and obtains a letter of credit from any unauthorized reinsurer and certain certified reinsurers. As of December 31, 2017, management believes Citizens had no significant concentrations of credit risk.

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

Reclassifications

Certain balances in the 2016 financial statements have been reclassified to conform to the 2017 presentation. Return premium payables on insurance policies in the amount of $2,568 were reclassified on the statements of net position from net premiums receivables to return premiums payable as of December 31, 2016. This reclassification changes the balance of net premiums receivable from $75,615 to $78,183, and total assets from $12,173,984 to $12,176,552, as of December 31, 2016, respectively 2016.

Application of Recent Accounting Pronouncements

The GASB released Statement No. 72 – *Fair Value Measurement and Application*, related to fair value measurements to provide guidance for determining a fair value measurement for financial reporting purpose. The adoption of these changes did not have a material impact on the Citizens' financial statements.

3. Fair Value Measurements

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

- Level 1: Inputs to the valuation methodology are quoted prices (unadjusted) for identical assets or liabilities traded in active markets.

- Level 2: Inputs to the valuation methodology include quoted prices for similar assets or liabilities in active markets, quoted prices for identical or similar assets or liabilities in markets that are not active, inputs other than quoted prices that are observable for the asset or liability and market corroborated inputs.

- Level 3: Inputs to the valuation methodology are unobservable for the asset or liability and are significant to the fair value measurement, and includes broker quotes which are non-binding.

At December 31, 2017 and 2016, Citizens financial assets measured at estimated fair value on a recurring basis include long-term and short-term investments. Citizens has no financial liabilities measured at estimated fair value on a recurring basis.

(Dollars in thousands)

The following tables reflect the estimated fair values of all assets and liabilities that are financial instruments at December 31, 2017 and 2016, including those measured at estimated fair value on a recurring basis. The estimated fair values are categorized into the three-level fair value hierarchy as described below.

	2017			
	Estimated Fair Value	**Level 1**	**Level 2**	**Level 3**
Financial assets:				
Long-term investments	**$ 8,828,078**	**$ 1,577,978**	**$ 7,250,100**	**$ -**
Short-term investments	**266,005**	**200,401**	**65,604**	**-**
Cash and cash equivalents	**965,817**	**748,121**	**217,796**	**-**
Investment income due and accrued	**68,958**	**-**	**68,958**	**-**
Total financial assets	**$ 10,128,858**	**$ 2,526,500**	**$ 7,602,458**	**$ -**
Financial liabilities:				
Long-term debt	**$ 2,057,040**	**$ -**	**$ 2,057,040**	**$ -**
Interest payable	**7,857**	**-**	**7,857**	**-**
Total financial liabilities	**$ 2,064,897**	**$ -**	**$ 2,064,897**	**$ -**

	2016			
	Estimated Fair Value	**Level 1**	**Level 2**	**Level 3**
Financial assets:				
Long-term investments	$ 10,703,899	$ 1,738,950	$ 8,964,949	$ -
Short-term investments	1,042,203	936,885	105,318	-
Cash and cash equivalents	253,097	172,327	80,770	-
Investment income due and accrued	75,183	-	75,183	-
Total financial assets	$ 12,074,382	$ 2,848,162	$ 9,226,220	$ -
Financial liabilities:				
Long-term debt	$ 3,542,822	$ -	$ 3,542,822	$ -
Interest payable	12,745	-	12,745	-
Total financial liabilities	$ 3,555,567	$ -	$ 3,555,567	$ -

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

Long-term and Short-Term Investments

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

When quoted prices in active markets are not available, the determination of estimated fair value is based on market standard valuation methodologies, giving priority to observable inputs. The significant inputs to the market standard valuation methodologies for certain types of securities with reasonable levels of price transparency are inputs that are observable in the market or which can be derived principally from or corroborated by observable market data. Generally, these investments are classified as Level 2.

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

Cash and Cash Equivalents

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

Investment Income Due and Accrued and Interest Payable

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

Long-term Debt

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

At the end of each reporting period, Citizens evaluates whether or not any event has occurred or circumstances have changed that would cause an instrument to be transferred between Levels 1 and 2. This policy also applies to transfers into or out of Level 3.

4. Investments

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

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

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

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

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

- Claims-Paying Long Duration Fund (Taxable): generally this policy governs the investment of funds that will be used to pay post-event claims after Citizens has expended all monies in the Liquidity Funds and Claims-Paying Funds.

Custodial Credit Risk- For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, Citizens would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. Citizens had no investments with custodial credit risk as of December 31, 2017 and 2016, respectively. All investments were held by Citizens or its agent in Citizens' name.

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

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

Foreign Currency Risk - Citizens had no investments with foreign currency risk at December 31, 2017 and 2016, respectively. All investments are settled in U.S. dollars.

(Dollars in thousands)

Credit Risk Disclosure - Credit risk exists when there is a possibility the issuer or other counterparty to an investment may be unable to fulfill its obligations. All long-term and short-term securities held in the investment portfolio are rated by two of the three nationally recognized rating agencies. The following table presents the fair value by rating classification as reported by Moody's at December 31, 2017.

Rating	**Estimated Fair Value**
A1	$ 970,185
A1e	4,106
A2	730,387
A3	946,146
A3e	2,527
Aa1	529,470
Aa2	643,135
Aa2e	1,485
Aa3	542,526
Aa3e	9,759
Aaa	2,951,449
Aaae	7,558
AGY	6,204
Ba3	891
Baa1	820,666
Baa1e	3,882
Baa2	285,991
Baa2e	403
Baa3	8,793
WR	3,343
NR	625,177
	$ 9,094,083

The following tables provide a summary of investments estimated fair value, amortized cost, and net unrealized gain (loss) by type as of December 31, 2017 and 2016.

	2017			
	Amortized Cost	**Gross Unrealized Gains**	**Gross Unrealized Losses**	**Estimated Fair Value**
Non asset backed securities:				
U.S. treasury and U.S. government	**$ 1,790,188**	**$ 336**	**$ (27,695)**	**$ 1,762,829**
All other government	**12,481**	**-**	**(77)**	**12,404**
State, territories & possessions	**287,318**	**391**	**(2,354)**	**285,355**
Political subdivisions	**414,681**	**632**	**(3,279)**	**412,034**
Special revenue	**2,043,573**	**2,355**	**(21,990)**	**2,023,918**
Industrial & miscellaneous	**4,309,921**	**41,978**	**(37,676)**	**4,314,223**
Asset backed securities:				
Residential & commercial Mortgage backed	**281,791**	**1,023**	**(2,670)**	**280,144**
Industrial & miscellaneous	**3,169**	**7**	**-**	**3,176**
	$ 9,143,122	**$ 46,722**	**$ (95,741)**	**$ 9,094,083**

(Dollars in thousands)

	2016			
	Amortized Cost	Gross Unrealized Gains	Gross Unrealized Losses	Estimated Fair Value
Non asset backed securities:				
U.S. treasury and U.S. government	$ 2,299,974	$ 1045	$ (31,751)	$ 2,269,268
All other government	67,797	144	(721)	67,221
State, territories & possessions	443,422	176	(3,268)	440,329
Political subdivisions	610,032	264	(6,075)	604,221
Special revenue	2,929,624	1,372	(28,572)	2,902,424
Industrial & miscellaneous	5,239,210	25,474	(61,948)	5,202,736
Asset backed securities:				
Residential & commercial Mortgage backed	261,497	726	(3,268)	258,955
Industrial & miscellaneous	963	-	(15)	948
	$ 9,143,123	$ 29,201	$ (135,618)	$ 11,746,102

The following tables summarize unrealized losses on investments by the length of time that the securities have continuously been in unrealized loss positions as of December 31, 2017 and 2016.

	2017					
	Less than 12 months		More than 12 months		Total	
	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss
U.S. treasury and U.S government	**$ 606,258**	**$ (4,755)**	**$ 1,073,043**	**$ (22,940)**	**$ 1,679,301**	**$ (27,695)**
All other government	**5,815**	**(23)**	**6,589**	**(54)**	**12,404**	**(77)**
States, territories and possessions	**103,139**	**(994)**	**142,070**	**(1,360)**	**245,209**	**(2,354)**
Political subdivisions	**74,926**	**(615)**	**251,025**	**(2,663)**	**325,951**	**(3,278)**
Special revenue	**512,505**	**(5,102)**	**1,209,343**	**(16,888)**	**1,721,848**	**(21,990)**
Industrial and miscellaneous	**928,307**	**(5,266)**	**1,518,475**	**(32,410)**	**2,446,782**	**(37,676)**
Mortgage-backed securities	**107,649**	**(652)**	**93,149**	**(2,018)**	**200,798**	**(2,670)**
Total	**$ 2,338,599**	**$ (17,407)**	**$ 4,293,694**	**$ (78,333)**	**$ 6,632,293**	**$ (95,740)**

(Dollars in thousands)

	2016					
	Less than 12 months		More than 12 months		Total	
	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss	Fair Value	Unrealized Loss
U.S. treasury and U.S government	$ 1,576,692	$ (27,583)	$ 379,767	$ (4,168)	$ 1,956,459	$ (31,751)
All other government	18,890	(612)	25,062	(108)	43,952	(720)
States, territories and possessions	256,304	(2,787)	60,814	(481)	317,118	(3,268)
Political subdivisions	415,333	(5,542)	86,049	(534)	501,382	(6,076)
Special revenue	1,768,922	(24,780)	541,902	(3,792)	2,310,824	(28,572)
Industrial and miscellaneous	2,137,315	(57,640)	810,762	(4,308)	2,948,077	(61,948)
Mortgage-backed securities	132,979	(3,165)	37,217	(117)	170,196	(3,282)
Total	$ 6,306,435	$ (122,109)	$ 1,941,573	$ (13,508)	$ 8,248,008	$ (135,617)

Citizens believes there were no fundamental issues such as credit losses or other factors with respect to any of its bond securities that are in an unrealized loss position. The unrealized losses on bonds were primarily caused by interest rate changes. It is expected that the securities would not be settled at a price less than the par value of the bonds. Citizens evaluates U.S. treasury, corporate, and state and municipal bonds based upon factors such as expected cash flows and the financial condition, and near-term and long-term prospects of the issuer, and evaluates mortgage-backed securities and asset-backed securities based on actual and projected cash flows after considering such factors as the quality of the underlying collateral, expected prepayment speeds, current and forecasted severity, consideration of the payment terms of the underlying assets, and payment priority of the security. Because the decline in fair value is attributable to changes in interest rates or market conditions and not credit quality, and because Citizens has the ability and intent to hold its bond securities until a market price recovery or maturity, Citizens does not consider any of its bonds to be other than temporarily impaired at December 31, 2017 and 2016.

The estimated fair value and amortized cost of securities at December 31, 2017, by contractual maturity, are shown below. Actual maturities may differ from contractual maturities because borrowers may have the right to call or repay obligations with or without call or prepayment penalties.

	Estimated Fair Value	Amortized Cost
Maturity:		
In 2017	$ 754,387	$ 749,732
2019-2022	4,508,907	4,551,959
2023-2027	2,966,503	2,990,760
After 2027	580,966	565,711
Mortgage-backed securities	283,320	284,960
Total	$ 9,094,083	$ 9,143,122

(Dollars in thousands)

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

	2017	2016
Gross interest income earned:		
Bonds	**$ 200,069**	$ 170,818
Cash, cash equivalents, and short-term investments	**13,222**	6,136
Total gross interest income earned	**213,291**	176,954
Net realized gains:		
Net realized capital gains on sales		
Bonds	**14,313**	48,979
Cash, cash equivalents, and short-term investments	**3,430**	17,216
Total net realized capital gains on sales	**17,743**	66,195
Gain on optional debt redemption	**687**	-
Net realized gains	**18,430**	66,195
Net increase (decrease) in the fair value of investments	**57,294**	(133,867)
Investment expenses	**(5,323)**	(5,871)
Net investment income	**$ 283,692**	$ 103,411

(Dollars in thousands)

5. Liability for Loss Reserves and Loss Adjustment Expense Reserves

Activity in the net liability for loss and LAE reserves for the Years Ended December 31, 2017 and 2016, were as follows:

	2017	2016
Direct loss and loss adjustment expense reserves, beginning of year	**$ 720,400**	$ 733,899
Less reinsurance recoverables on reserves	**(995)**	(2,720)
Net loss and loss adjustment expense reserves, beginning of year	**719,405**	731,179
Incurred related to:		
Current accident year	**1,526,420**	426,236
Prior accident years	**38,676**	86,678
Total incurred	**1,565,096**	512,914
Paid related to:		
Current accident year	**(796,181)**	(157,912)
Prior accident years	**(317,197)**	(366,798)
Total paid	**(1,113,378)**	(524,710)
Change in retroactive reinsurance reserves ceded	**(19)**	22
Net loss and loss adjustment expense reserves, end of year	**1,171,104**	719,405
Add reinsurance recoverables on reserves	**661,854**	995
Direct loss and loss adjustment expense reserves, end of year	**$ 1,832,958**	$ 720,400

As a result of changes in estimates of insured events in prior years, the provision for loss and LAE reserves increased by $38,676 and $86,678, net of reinsurance, in 2017 and 2016, respectively. These adjustments are the result of ongoing analysis of recent loss development trends. Original estimates are increased or decreased as additional information becomes known regarding individual claims. There can be no assurance that the ultimate settlement of losses will not vary significantly from the recorded provision for losses and LAE. However, management believes the provision for losses and LAE is adequate to cover the cost of unpaid claims incurred. During 2017 and 2016, net recoveries with respect to reinsurance recoverable on paid losses and LAE was $256 and $1,463, respectively.

During September 2017, Hurricane Irma made landfall in the Florida Keys and continued its path northward along the west coast of the state. For the year ended December 31, 2017 Citizens' ultimate losses and LAE include a provision for claim attributable to Hurricane Irma of $1,810,976, excluding recorded anticipated reinsurance recoveries of $661,088. Ultimate losses and LAE, net of anticipated reinsurance recoveries, as of December 31, 2017 of $1,149,888 are largely comprised of actuarial estimates in the form of incurred but not reported (IBNR) losses and LAE and are inherently subject to significant change as claims are reported into 2018 and reported claims mature through the adjudication process.

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

(Dollars in thousands)

6. Reinsurance Agreements

Citizens has entered into various contracts with reinsurers for the purpose of reducing its net exposure to qualifying losses should such losses occur. These contracts provide for the recovery of amounts above specified retention levels, subject to contractual limits, under per occurrence and aggregate catastrophe excess of loss arrangements. Reinsurance coverage is purchased separately for the Coastal Account and combined for the PLA and CLA. As required by statute, Citizens participates in the FHCF. Coverage provided by and premium ceded to the FHCF as respects the Coastal Account is measured and recognized as though the Coastal Account is a separate participating insurer with its own exposures, reimbursement premium and loss reimbursement. Likewise, the PLA and CLA are considered together as a single, separate participating insurer with its own exposures, reimbursement premium and loss reimbursement. Reinsurance coverage purchased through the FHCF was $1,296,462 and $1,028,389 in the Coastal Account and PLA and CLA, respectively, for 2017, and $1,684,547 and $1,032,762 in the Coastal Account and PLA and CLA, respectively, for 2016. Reinsurance coverage purchased in the Coastal Account through traditional and capital markets totaled $1,329,920 and $2,464,312 for 2017 and 2016, respectively.

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

	2017		**2016**	
	Written	**Earned**	**Written**	**Earned**
Direct premiums	**$ 893,990**	**$ 923,852**	$ 973,841	$ 1,105,385
FHCF ceded premiums	**(153,935)**	**(153,935)**	(176,392)	(176,392)
Private ceded premiums	**(92,710)**	**(92,710)**	(181,399)	(181,399)
Depopulation ceded premiums	**(30,727)**	**(50,761)**	(63,432)	(122,054)
Net premiums	**$ 616,618**	**$ 626,446**	$ 552,618	$ 625,540

Ceded premiums include premiums ceded to companies that assume policies pursuant to a depopulation program (see Note 10). Ceded losses and LAE incurred were $661,048 and ($834) during 2017 and 2016, respectively. For the years ended December 31, 2017 and 2016, ceded unearned premiums on depopulation contracts of $20,523 and $40,558, respectively, are reported as a reduction of net unearned premium on the accompanying statements of net position. There were no ceded unearned premiums on FHCF or traditional and capital markets agreements at December 31, 2017 and 2016.

Amounts recoverable from reinsurers on unpaid losses and LAE are estimated based on the allocation of estimated unpaid losses and LAE among Citizens' coverage lines. Actual amounts recoverable will depend on the ultimate settlement of losses and LAE. Reinsurance contracts do not relieve Citizens from its obligation to policyholders. Citizens remains liable to its policyholders for the portion reinsured to the extent that any reinsurer does not meet the obligations assumed under their reinsurance agreements. As of December 31, 2017, Citizens recorded ceded loss and LAE reserves of $534,689 and $126,399 for FHCF and private reinsurance coverage, respectively.

7. Long-Term Debt

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

(Dollars in thousands)

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

	Issuance Date	Original Face Value	Current Face Value	Current Carrying Value	Stated Interest Rate	Current Year Principal Paid	Current Year Interest Paid
Series 2009A-1 Senior Secured Bonds (Pre-event HRA)	May 7, 2009	$ 1,021,000	$ -	$ -	4.00% - 6.00%	$ 343,500	$ 9,718
Series 2010A-1 Senior Secured Bonds (Pre-event HRA)	Apr 6, 2010	1,550,000	-	-	3.00% - 5.25%	525,000	12,825
Series 2011A-1 Senior Secured Bonds (Pre-event HRA)	Jul 14, 2011	645,000	475,000	477,222	3.00% - 5.00%	-	23,445
Series 2012A-1 Senior Secured Bonds (Pre-event PLA/CLA)	Jun 21, 2012	900,000	770,000	795,882	3.00% - 5.00%	130,000	41,673
Series 2015A-1 Senior Secured Bonds (Pre-event Coastal)	Jun 2, 2015	700,000	650,000	710,469	3.00% - 5.00%	50,000	34,800
Series 2015A-2 Senior Secured Bonds (Pre-event Coastal)	Jun 2, 2015	300,000	-	-	SIFMA + 0.85%-0.95%	300,000	5,067
Total			$ 1,895,000	$ 1,983,573		$ 1,348,500	$ 127,528

Interest expense includes the amortization and accretion of premiums and discounts of $28,396 and $34,691 for the years ended December 31, 2017 and 2016, respectively. Effective December 1, 2017, Citizens exercised an optional redemption of $350,000 of outstanding Series 2015A Senior Secured pre-event bonds. The optional redemption included $50,000 of fixed rate Series 2015A-1 Senior Secured Bonds with original maturities of June 1, 2018 along with $300,000 of SIFMA floating-rate Series 2015A-2 Senior Secured Bonds with original maturities of June 1, 2018 and June 1, 2020 each at $150,000. As a result, Citizens recognized a gain of $687 due to the carrying value of the bonds exceeding the redeemed par value upon execution. The realized gain is reported within net realized capital gains on the accompanying statements of revenues, expenses, and changes in net position. Net unamortized premium at December 31, 2017 and 2016 was $88,573 and $117,656 respectively.

A schedule of bond maturities is as follows:

Years Ending December 31,	2011 Bonds	2012 Bonds	2015 Bonds	Total
2018	$ 125,000	$ 130,000	$ -	$ 255,000
2019	175,000	160,000	-	335,000
2020	175,000	160,000	150,000	485,000
2021	-	160,000	-	160,000
2022	-	160,000	225,000	385,000
After	-	-	275,000	275,000
	$ 475,000	$ 770,000	$ 650,000	$ 1,895,000

(Dollars in thousands)

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

Years Ended December 31,	Principal	Interest	Total
2018	$ 255,000	$ 86,883	$ 341,883
2019	335,000	71,880	406,880
2020	485,000	50,904	535,904
2021	160,000	36,217	196,217
2022	385,000	21,722	406,722
After	275,000	33,229	308,229
	$ 1,895,000	$ 300,835	$ 2,195,835

8. Retirement Plan

Citizens sponsors a 457(b)/401(a) defined contribution employee savings plan for qualified employees (the Savings Plan). The Savings Plan qualifies as a deferred salary arrangement under Section 401(a) of the Internal Revenue Code. Under the Savings Plan, participating eligible employees may defer a portion of their pretax earnings, up to the Internal Revenue Service annual contribution limit. Citizens matches 100% of each employee's contributions, up to a maximum of 8% of the employee's pretax earnings. Citizens' matching contributions to the Savings Plan were $6,243 and $5,263 for the years ended December 31, 2017 and 2016, respectively.

9. Agent Commissions and Servicing Company Fees

Citizens has contracted with various insurance agents licensed in the State of Florida. These agreements provide for commissions to be paid to the agents at rates established by the Board and calculated as a percentage of direct written premiums, net of certain surcharges and assessments. Agent commissions were $68,413 and $77,139 during 2017 and 2016, respectively.

Additionally, Citizens is a party to an agreement with a servicing company to provide underwriting and policy management services. The agreement provides for monthly compensation to the company based on a "Per Transaction Fee" applied to the number of transactions processed in a monthly cycle. These services are for both Citizens' Commercial Lines and Personal Lines business. The amount per transaction ranges from $3.50 to $140.00, depending on the complexity and volume of each transaction. Service company fees incurred were $1,607 and $1,743, during 2017 and 2016, respectively.

10. Depopulation

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

During 2017 and 2016, Citizens recognized ceded written premiums of $30,727 and $63,432, respectively as a result of depopulation.

(Dollars in thousands)

Citizens provides policy administration services with respect to the assumed policies. All agreements provide for the Takeout Company to adjust losses. While Citizens is not liable to cover claims after the assumption Citizens continues to service policies for items such as policyholder endorsements or cancellation refunds. Should Citizens process and provide a refund to policyholders, such amount is subsequently collected from the Takeout Company. At December 31, 2017 and 2016, assumed premiums recoverable in the amount of $129 and $5,282, respectively were due from certain Takeout Companies and are reported as premiums receivable from assuming companies in the statements of net position. In addition, premiums due to Takeout Companies of $9,877 and $14,952, at December 31, 2017 and 2016, respectively, are included in reinsurance premiums payable on the accompanying statements of net position.

11. Operating Leases

Citizens leases office space and certain office equipment under various operating leases. Rental expense on operating leases amounted to $7,419 and $9,332 for the years ended December 31, 2017 and 2016, respectively. There are no contingent rental payments or unusual renewal options, escalation clauses or restrictions and there have been no early terminations of existing leases. Future minimum payments under operating leases are as follows:

2018	$ 6,000
2019	5,929
2020	5,094
2021	5,179
2022	5,304
2023 - 2026	19,245
2027 - 2031	585
Total	$ 47,336

12. Commitments and Contingencies

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

A summary of potentially significant litigation follows:

Castellanos v. Citizens. This is a 2006 limited class action matter brought on behalf of the unit owners of a 2-story, 66 unit condominium building in Miami Beach for alleged Hurricane Wilma damage. Sunny Isles Resort Developers ("developer") purchased all the units directly from the individual unit owners ("plaintiffs") shortly before Hurricane Wilma. Plaintiffs alleged an assignment from the developer for any future claim benefits. The developer intervened in the lawsuit denying the assignment. In 2009, the trial court assumed a valid assignment existed and granted the class certification while acknowledging the assignment issue required a more thorough consideration during the litigation. Citizens appealed the Class Certification Order to the 3rd District Court of Appeals, but later requested relinquishment of the District Court's jurisdiction in order to argue in the trial court that neither the plaintiff nor the developer received a valid assignment since the Association failed to execute an assignment. The trial court granted a directed verdict for Citizens and found that plaintiffs lacked standing since the assignment was invalid. Plaintiffs appealed to the 3rd District Court of Appeals. On appeal, Citizens argued that order should be affirmed thus eliminating the class action. In 2012, the District Court reversed the trial court's ruling reinstating the class action certification. Citizens' Motions for Rehearing, Rehearing En Banc & Request for Oral Argument were denied. Plaintiffs filed a motion for summary judgment on the developer's "assignment" issue. In January 2015, the trial court denied plaintiffs' motion as procedurally improper. Plaintiffs' filed a Motion for Mistrial. The trial court ordered the parties to mediation which impassed. Citizens filed a motion for involuntary dismissal based on the same rationale as Plaintiffs' Motion for Mistrial. The trial court granted the Plaintiffs' Motion for Mistrial and denied Citizens' motion. However, during the hearing, plaintiffs' counsel alleged the discovery of new documents supporting their position and the court allowed the admission of the new documents into the record. Both parties immediately served extensive discovery relating to the newly submitted documents. In November 2016, the developer filed a Motion for Leave to File a Cross-Complaint. Plaintiffs filed a memo in opposition and defense counsel responded preserving all of Citizens' rights and defenses, including undue delay. The trial court granted the developer's motion. In January 2017, Citizens filed an Answer & Affirmative defenses to the developer's Cross-Complaint. Citizens filed a Motion for Summary Judgment against the developer to dismiss all claims against Citizens, based on factual evidence that the property was not condemned. Thereafter the developer filed a Motion to Compel Appraisal. The court heard both Citizens' Motion for Summary Judgment and the developer's Motion to Compel Appraisal. The court granted Citizens' motion and denied the developer's motion.

Both the plaintiffs and the developer have filed Notices of Appeal and the case is now on appeal before the Third District Court of Appeal. Citizens moved to consolidate each of the appeals for all purposes and that motion was granted on September 29, 2017. We anticipate that the plaintiffs and the developer will each be filing their initial briefs arguing that the Trial Court erred in granting our motions for summary judgment.

Multi-Year Reinsurance Treaties

Citizens is party to reinsurance arrangements that provide coverage into 2018, including a traditional aggregate catastrophic excess of loss agreement as well as an aggregate catastrophe bond placed in the capital markets. Premiums ceded under multi-year contracts are determined before each contractual reset period and are based upon defined risk parameters within the contracts that may result in increases or decreases to premiums ceded. Such adjustments to premiums ceded are included in the treaty year to which they apply. On May 3, 2017, the multi-year reinsurance arrangement with Everglades Re II that provided coverage of $300 million was terminated as a result of the early redemption of the Everglades Re II Series 2015-1 bonds. These bonds were redeemed at par and were not subject to a call premium.

(Dollars in thousands)

Risk Management Programs

In addition to claims under the insurance policies it issues, Citizens is potentially exposed to various risks of loss, including those related to torts; theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters. As a state government entity, Citizens has immunity from certain claims. For the years ending December 31, 2017 and 2016, Citizens had insurance protection in place from various commercial insurance carriers covering various exposures, including workers' compensation, property loss, employee liability, general liability, data-breach liability, and directors' and officers' liability. Management continuously reviews the limits of coverage and believes that current coverage is adequate. There were no significant reductions in insurance coverage from the previous year.

13. Reconciliation of GAAP to SAP

A reconciliation of Citizens' 2017 and 2016 GAAP basis (as determined by the Governmental Accounting Standards Board) change in net position and net position to statutory-basis net income and accumulated surplus, respectively, is as follows:

	2017	2016
Change in net position - GAAP basis	**$ (969,547)**	$ (158,984)
Adjustments:		
Change in allowance for doubtful accounts	**(635)**	462
Change in FIGA assessment income	**(907)**	(2,423)
Change in net unrealized gain on investments	**(57,294)**	133,867
Net (loss) - statutory basis	**$ (1,028,383)**	$ (27,078)

	2017	2016
Net position - GAAP basis	**$ 6,338,871**	$ 7,308,311
Adjustments:		
Nonadmitted assets, net of allowance	**(11,432)**	(13,812)
Provision for reinsurance	**(17,281)**	(11)
FIGA assessment recoverable	**-**	907
Net unrealized gain on investments	**49,142**	106,407
Accumulated surplus - statutory basis	**$ 6,359,300**	$ 7,401,802

14. Assessments

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

In the event of a Plan Year Deficit in any Account, Citizens must first levy an assessment against the premium of each Citizens policyholder (the Citizens Policyholder Surcharge) in each of Citizens' Accounts, as a uniform percentage of the premium of the policy of up to 15% of such premium. Citizens Policyholder Surcharges are not subject to commissions, fees, or premium taxes; however, failure to pay a Citizens Policyholder Surcharge will be treated as failure to pay premium.

If the Citizens Policyholder Surcharge is insufficient to eliminate a deficit in the Coastal account, Citizens would then levy a Regular Assessment on assessable insurers, as defined in Section 627.351(6), Florida Statutes. The assessment is based upon each assessable insurer's share of direct written premium for the Subject Lines of Business in the State of Florida for the calendar year preceding the year in which the deficit occurred, and is applied as a uniform percentage of up to 2% of subject premiums. The Regular Assessment is not available for deficits within the PLA or CLA.

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

For purposes of Regular Assessments and Emergency Assessments, the "Subject Lines of Business" are all lines of property and casualty insurance, including automobile lines, but excluding accident and health, workers' compensation, and medical malpractice insurance, and also excluding insurance under the National Flood and Federal Crop insurance programs.

In November 2012, Citizens received notice of an assessment from the FIGA totaling $27,759. Amounts recouped from policyholders relating to this assessment were $1,059 and $2,423 during 2017 and 2016, respectively. As of December 31, 2017 Citizens reported an over-collection in the amount of $152 other current liabilities on the statements of net position. Citizens discontinued collections effective March 1, 2018 and plans to settle the net over-collection with FIGA pursuant to Section 631.57(3)(f), Florida Statutes and will file a final reconciliation with the Office.

Effective March 5, 2015, the 2005 Emergency Assessment was terminated for all policies with effective dates on or after July 1, 2015. The 2005 Emergency Assessment was anticipated to be collected over a ten year period commencing July 1, 2007. As of December 31, 2017 and 2016, collections in excess of the Emergency Assessment were $143,590 and $143,910, respectively. These balances are reported as the reserve for future assessments on the accompanying statements of net position until such time as the Board approves a change to direct these excess collections to be used for any lawful purpose available within the Plan.

15. Restricted Cash

Restricted cash and surplus represents assessments that were, in accordance with the Act, over-collected by the Florida Surplus Lines Servicing Office (FSLSO) from surplus lines insureds with respect to the 2004 Plan Year Deficit. Pursuant to a consent order, the Office, FSLSO and Citizens agreed that $70,585 would be included in Citizens restricted surplus until such time future regular and emergency assessments would otherwise be payable by surplus lines insureds. As amounts have been approved by FSLSO with respect to regular and emergency assessments for Citizens' 2005 Plan Year deficit, Citizens has transferred these funds to unrestricted surplus. For the years ended December 31, 2017 and 2016 restricted cash and restricted surplus of $8,243 and $8,237, respectively, are included within the statements of net position.

16. Subsequent Events

Citizens has evaluated subsequent events for disclosure and recognition through May 29, 2018, the date on which these financial statements were available to be issued. There were no events occurring subsequent to the end of the year that merit recognition or disclosure in these statements.

Supplementary Information

Citizens Property Insurance Corporation
Supplemental Combining Statements of Net Position
December 31, 2017
(Dollars in thousands)

	Combined	Personal Lines Account	Commercial Lines Account	Coastal Account
ASSETS				
Current assets:				
Cash and cash equivalents	$ 957,574	$ 188,589	$ 238,494	$ 530,491
Short-term investments	266,005	114,005	12,070	139,930
Restricted cash and cash equivalents	8,243	-		8,243
Investment income due and accrued	68,958	24,683	12,382	31,893
Reinsurance recoverable on paid losses and LAE	887	724	-	163
Premiums receivable, net	72,053	39,577	1,170	31,306
Premiums receivable from assuming companies, net	129	1	-	128
Other current assets	8,083	7,148	10	925
Inter-account receivable (payable)	-	(3,687)	26	3,661
Total current assets	1,381,932	371,040	264,152	746,740
Noncurrent assets:				
Long-term investments	8,828,078	3,236,515	1,672,443	3,919,120
Capital assets	7,458	7,458	-	-
Total noncurrent assets	8,835,536	3,243,973	1,672,443	3,919,120
Total assets	$ 10,217,468	$ 3,615,013	$ 1,936,595	$ 4,665,860
LIABILITIES				
Current liabilities:				
Loss reserves, net	$ 738,941	$ 440,504	$ 73,190	$ 225,247
Loss adjustment expense reserves, net	432,163	283,594	17,995	130,574
Unearned premiums	430,586	246,747	9,682	174,157
Reinsurance premiums payable	51,024	2,566	-	48,458
Advance premiums and suspended cash	19,153	9,757	433	8,963
Return premiums payable	2,661	1,421	87	1,153
Interest payable	7,857	2,766	437	4,654
Current portion of long-term debt	278,312	120,923	19,099	138,290
Other current liabilities	69,049	57,446	963	10,640
Total current liabilities	2,029,746	1,165,724	121,886	742,136
Noncurrent liabilities:				
Long-term debt	1,705,261	566,400	89,459	1,049,402
Reserve for future assessments	143,590	-	-	143,590
Total noncurrent liabilities	1,848,851	566,400	89,459	1,192,992
Total liabilities	3,878,597	1,732,124	211,345	1,935,128
Net position:				
Invested in capital assets	7,458	7,458	-	-
Restricted	8,243	-	-	8,243
Unrestricted	6,323,170	1,875,431	1,725,250	2,722,489
Total net position	$ 6,338,871	$ 1,882,889	$ 1,725,250	$ 2,730,732

Citizens Property Insurance Corporation
Supplemental Combining Statements of Revenues, Expenses and Changes in Net Position
Year Ended December 31, 2017
(Dollars in thousands)

	Combined	Personal Lines Account	Commercial Lines Account	Coastal Account
Operating revenue:				
Net premiums earned	$ 626,446	$ 400,677	$ 19,546	$ 206,223
Operating expenses:				
Net losses incurred	1,032,853	553,400	13,509	465,944
Net loss adjustment expenses incurred	532,243	335,086	2,767	194,390
Service company fees	1,607	1,070	36	501
Agent commissions	68,413	35,078	2,125	31,210
Taxes and fees	11,435	6,781	187	4,467
Other underwriting expenses	144,862	83,548	3,432	57,882
Total operating expenses	1,791,413	1,014,963	22,056	754,394
Operating loss	(1,164,967)	(614,286)	(2,510)	(548,171)
Nonoperating revenues (expenses):				
Net investment income	283,692	97,518	58,428	127,746
Net interest expense	(94,243)	(24,583)	(3,882)	(65,778)
Assessment income	908	621	(53)	340
Other income	5,063	3,489	286	1,288
Total nonoperating income	195,420	77,045	54,779	63,596
Change in net position	(969,547)	(537,241)	52,269	(484,575)
Net position, beginning of year	7,308,311	2,420,130	1,672,981	3,215,200
Other changes in net position	107	-	-	107
Net position, end of year	$ 6,338,871	$ 1,882,889	$ 1,725,250	$ 2,730,732

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

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Gross earned premiums and investment revenue	$ 3,191,122	$ 2,521,096	$ 2,509,794	$ 3,054,678	$ 3,408,112	$ 3,066,913	$ 2,530,077	$ 1,770,837	$ 1,208,796	$ 1,207,544
Ceded earned premiums	922,754	698,869	421,501	601,934	881,571	1,073,819	996,252	899,532	479,845	297,406
Net earned premiums and investment revenue	$ 2,268,368	$ 1,822,227	$ 2,088,293	$ 2,452,744	$ 2,526,541	$ 1,993,094	$ 1,533,825	$ 871,305	$ 728,951	$ 910,138
Unallocated expenses	$ 442,570	$ 342,840	$ 293,047	$ 366,109	$ 507,579	$ 495,680	$ 366,261	$ 278,787	$ 241,460	$ 226,317
Gross incurred claims and claims expenses, as originally reported	$ 839,708	$ 674,431	$ 786,223	$ 1,236,012	$ 1,049,652	$ 686,676	$ 525,725	$ 356,735	$ 426,236	$ 2,187,505
Incurred claims and expenses ceded, as originally reported	$ -	$ -	$ -	$ -	$ 5	$ 2,127	$ -	$ -	$ -	$ 661,088
Net incurred claims and claims expenses, as originally reported	$ 839,708	$ 674,431	$ 786,223	$ 1,236,012	$ 1,049,647	$ 684,549	$ 525,725	$ 356,735	$ 426,236	$ 1,526,417

(Dollars in thousands) (Continued)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Paid (cumulative) as of:										
End of policy year	$ 413,175	$ 307,072	$ 330,603	$ 501,310	$ 516,059	$ 352,354	$ 272,398	$ 189,275	$ 157,912	$ 796,179
One year later	622,104	472,476	553,965	799,332	785,930	520,164	431,384	309,997	287,506	
Two years later	675,168	532,779	643,424	965,456	900,022	593,799	477,993	380,930		
Three years later	698,220	553,356	702,357	1,120,696	980,299	621,673	499,597			
Four years later	709,550	566,641	798,270	1,265,008	1,017,004	635,403				
Five years later	732,381	587,168	890,356	1,327,294	1,039,769					
Six years later	738,610	607,998	927,379	1,352,225						
Seven years later	744,815	625,002	937,161							
Eight years later	749,146	634,333								
Nine years later	751,218									
Re-estimated incurred claims and claims expenses ceded	$ -	$ -	$ -	$ -	$ 20	$ 2,245	$ -	$ -	$ -	$ 661,088
Re-estimated net incurred claims and expense:										
End of policy year	$ 839,708	$ 674,431	$ 786,223	$ 1,236,012	$ 1,049,647	$ 684,549	$ 525,725	$ 356,735	$ 426,236	$ 1,526,417
One year later	753,244	651,058	876,415	1,237,713	1,068,384	648,934	548,044	447,773	426,974	
Two years later	750,380	624,955	886,308	1,259,076	1,045,511	664,324	544,336	462,153		
Three years later	738,966	622,057	893,876	1,342,169	1,069,951	664,381	545,888			
Four years later	738,733	622,963	962,361	1,384,234	1,066,689	668,832				
Five years later	747,942	634,117	976,708	1,393,538	1,070,375					
Six years later	749,604	639,930	966,779	1,396,260						
Seven years later	753,806	643,192	962,569							
Eight years later	753,883	650,673								
Nine years later	754,945									
Increase (decrease) in estimated incurred claims and expense from end of policy year	$ (84,763)	$ (23,758)	$ 176,346	$ 160,248	$ 20,728	$ (15,717)	$ 20,163	$ 105,418	$ 738	$ -

DIXON HUGHES GOODMAN LLP

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

Audit Committee
Citizens Property Insurance Corporation
Tallahassee, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Citizens Property Insurance Corporation (Citizens), which comprise the statements of net position as of December 31, 2017, and the related statement of revenue, expenses and changes in net positon, and cash flows for the year ended and the related notes to the financial statements, which collectively comprise the Citizens' basic financial statements, and have issued our report thereon dated May 29, 2018.

Internal Control over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Dixon Hughes Goodman LLP

Charlotte, North Carolina
May 29, 2018