

Citizens Property Insurance Corporation



Annual Report of Aggregate Net Probable Maximum Losses,
Financing Options, and Potential Assessments

February 2019

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The data contained in this report is unaudited. This report is prepared by Raymond James as financial advisor to Citizens Property Insurance Corporation.

Annual Report of Aggregate Net Probable Maximum Losses, Financing Options, and Potential Assessments

Purpose and Scope

Section 627.35191 Florida Statutes, enacted in 2013, requires Citizens Property Insurance Corporation (Citizens) to provide a report to the Legislature and the Financial Services Commission identifying the aggregate net probable maximum losses, financing options, and potential assessments of Citizens. Section 627.35191 Florida Statutes follows:

627.35191 Required Reports.—

(1) By February 1 of each year, the Florida Hurricane Catastrophe Fund and Citizens Property Insurance Corporation shall each submit a report to the Legislature and the Financial Services Commission identifying their respective aggregate net probable maximum losses, financing options, and potential assessments. The report issued by the fund and the corporation must include their respective 50-year, 100-year, and 250-year probable maximum losses; analysis of all reasonable financing strategies for each such probable maximum loss, including the amount and term of debt instruments; specification of the percentage assessments that would be needed to support each of the financing strategies; and calculations of the aggregate assessment burden on Florida property and casualty policyholders for each of the probable maximum losses.

Introduction

Citizens plays an important role in the provision of property insurance coverage for Florida residents unable to find coverage in the private market. Eleven consecutive seasons with minimal claims payment activity until Hurricane Irma in 2017 and Hurricane Michael in 2018, have given Citizens an opportunity to accumulate limited resources in preparation for future storms. Citizens had very strong financial resources available for the 2018 season, with estimated combined surplus in all three accounts (PLA, CLA and Coastal) of over \$6.2 billion. In addition to its surplus, Citizens' financial resources for 2018 also included pre-event debt totaling \$1.6 billion that provides liquidity, and a risk transfer program that transfers over \$1.4 billion through traditional reinsurance markets and the capital markets, and approximately \$2.3 billion through the Florida Hurricane Catastrophe Fund (FHCF).

Notwithstanding the diversity and magnitude of its financial resources, if Florida is impacted by an extreme storm or series of storms, Citizens may need to rely on its assessment capability and / or post-event financing to meet its policyholder obligations.

As a result of significant depopulation and no losses over the past eleven years prior to Hurricane Irma in 2017 and Hurricane Michael in 2018, Citizens' current financial position is very strong. Citizens has accumulated substantial levels of surplus and is also expecting to execute a risk transfer plan (through traditional reinsurance markets and capital markets) to

bolster its claim paying resources for the Coastal Account in 2019 and to reduce or eliminate any potential assessments. Major catastrophic losses, either from an extreme single event or from multiple events that lead to exhaustion of its claims paying resources resulting in a deficit to any of Citizens' accounts and levying of the emergency assessment, may require Citizens to issue post-event bonds in order to meet its cashflow needs. Repayment of these post-event bonds would be funded through the collection of the associated emergency assessment. For up to a 1-250 year event, ever Citizens is projected to have no assessment burden in the Coastal Account and an assessment burden of approximately \$851 million for PLA/CLA.

The analyses presented in this report summarize Citizens' claim paying resources and how Citizens would apply these resources after an event or series of events.

Aggregate Net Probable Maximum Losses

Through three accounts, Citizens provides property insurance coverage in Florida to individuals and businesses that meet statutory criteria. While these accounts are maintained separately for financial purposes (including deficit and assessment calculations), two of the accounts – the Personal Lines Account (PLA) and Commercial Lines Account (CLA) – are combined for purposes of FHCF coverage and bond security. A summary of the three accounts follows:

- Coastal Account: The Coastal Account provides wind-only and multi-peril coverage for policyholders (residential and commercial) in defined geographic areas near the coast.
- Personal Lines Account: The PLA provides residential multi-peril and ex-wind coverage throughout Florida.
- Commercial Lines Account: The CLA provides commercial residential (condominium association, etc.) and commercial nonresidential coverage throughout Florida.

Table 1 on the following page presents the projected aggregate net Probable Maximum Loss (PML), including 10% of loss to account for Loss Adjustment Expenses, from storms of the return time specified for: (1) the PLA and CLA on an additive basis; (2) the Coastal Account; and (3) all three accounts combined on an additive basis. The loss calculations are as of December 31, 2018 and were prepared by Citizens using AIR Atlantic Tropical Cyclone Model v16.0.0 as implemented in Touchstone v6.0. Table 1 also illustrates Citizens' projected payment sources for each return time, including surplus, FHCF mandatory coverage reimbursement and private risk transfer, and identifies any shortfalls which would require the levy of the policyholder surcharge, regular assessment (Coastal Account only) and emergency assessment.

Table 1
(\$ in millions)

Coastal

Return Time (Years)	PML (Coastal) ¹	Projected FHCF Reimbursement	Projected Payment from Surplus ²	Projected Private Reinsurance / Catastrophe Bonds ³	Assessable Shortfall
250	\$5,023	\$989	\$2,627	\$1,407	\$0
100	3,138	989	742	1,407	0
50	1,978	989	553	436	0

PLA and CLA⁴

Return Time (Years)	PML (PLA + CLA) ¹	Projected FHCF Reimbursement	Projected Payment from Surplus ²	Projected Private Reinsurance / Catastrophe Bonds ³	Assessable Shortfall
250	\$3,909	\$1,088	\$1,970	\$0	\$851
100	2,196	1,088	1,108	0	0
50	1,279	730	549	0	0

Total Coastal, PLA and CLA⁵

Return Time (Years)	PML (Coastal and PLA/CLA) ¹	Projected FHCF Reimbursement	Projected Payment from Surplus ²	Projected Private Reinsurance / Catastrophe Bonds ³	Assessable Shortfall
250	\$8,932	\$2,077	\$4,596	\$1,407	\$851
100	5,333	2,077	1,849	1,407	0
50	3,256	1,719	1,102	436	0

¹ All PMLs reflect single event modeled losses as of December 31, 2018 per AIR Atlantic Tropical Cyclone Model v16.0.0 as implemented in Touchstone v6.0 based on Standard Sea Surface Temperature (SSST), including demand surge, excluding storm surge, and including 10% of loss to account for Loss Adjustment Expense. The PML numbers are higher by approximately 5% for aggregate events or losses.

² Surplus is estimated as of 12/31/18 and includes 2019 net projected income/(loss) with \$1.41 billion of projected traditional reinsurance / catastrophe bonds for the 2019 season. Due to the sufficient funds to cover the adjusted net loss in an event with a 50, 100 and 250 year return time for the Coastal Account and for an event with an event with 50 and 100 year return time for PLA/CLA only the necessary funds are included on the table resulting in zero potential for post-event bonding.

³ Private reinsurance/catastrophe bonds are estimated amounts per Citizens' projected risk transfer program for 2019. These amounts are preliminary, however, and may change subject to market conditions.

⁴ Although PLA and CLA is combined for FHCF recoveries and pre-event bonding, surplus from one account cannot be used to offset deficits in another account. The combination of PLA and CLA PMLs and resources are shown on an additive basis. The assessable shortfall for the 250 year return time is due entirely to a projected deficit in the PLA account.

⁵ Total PMLs are a sum of the Coastal, PLA and CLA PMLs in this analysis to be consistent with the FHCF allocation. Combined PMLs are marginally different than the sum of the individual PMLs at these return times.

Numbers may not add due to rounding.

Financing Options

Citizens may undertake two basic types of financings: (1) pre-event financing – to provide liquid funds to meet policyholder obligations in a timely manner (Citizens uses this financing primarily as a “bridge” to ultimate claims-paying resources such as FHCF reimbursements or

assessments); and (2) post-event financing – to provide the ultimate source of payment of covered claims in excess of accumulated surplus, FHCF reimbursements, other private reinsurance recoveries, Citizens policyholder surcharges, and regular assessments (Coastal Account only).

Citizens currently has three series of pre-event bonds outstanding (two in the Coastal Account in the amount of \$1.0 billion and one in the PLA/CLA in the amount of \$640 million), totaling over \$1.6 billion. Of this total, \$175 million in the Coastal Account and \$160 million in the PLA/CLA will mature prior to the 2019 hurricane season, resulting in over \$1.3 billion in total external pre-event liquidity (\$825 million in the Coastal Account and \$480 million in the PLA/CLA) available for the 2019 season. Together with Citizens' accumulated surplus, this external pre-event liquidity provides the source of immediately available funds to pay claims. For 2019, liquidity sources in the Coastal Account are projected to total approximately \$5.0 billion (over \$2.7 billion of estimated surplus in addition to \$825 million of pre-event bonds and approximately \$1.41 billion of projected private risk transfer). Liquidity sources in the PLA available for 2019 are projected to total approximately \$2.3 billion (approximately \$1.8 billion of estimated surplus in addition to \$480 million of pre-event bonds). Additionally, CLA has over \$1.7 billion in liquidity resources which is comprised of surplus. For purposes of this analysis, Citizens' \$480 million of PLA/CLA pre-event bonds available in 2019 are reflected in PLA's available liquidity resources. Citizens' pre-event bonds are serviced primarily from the investment earnings on the bond proceeds (which are retained pending their need to pay future claims) and from the collection of policyholder premiums. There are no active assessments associated with pre-event bonds.

For 2019, Citizens is currently projected to purchase from the FHCF approximately \$2.1 billion in reinsurance (approximately \$1.0 billion for the Coastal Account and approximately \$1.1 billion for PLA/CLA). Citizens is currently evaluating market conditions, however, and is projected to have approximately \$1.41 billion of private risk transfer for the Coastal Account in 2019, which would reduce the projected assessable shortfall (if needed), and is also evaluating market conditions for potential risk transfer for PLA.

Citizens has three assessment tiers, which must be used by Citizens in a statutorily prescribed manner to fund any deficits caused by storm losses (see the following section for a description of each assessment type). The Citizens policyholder surcharge is collected over a 12 month period and the regular assessment (Coastal Account only) is due within 30 days of billing. As a result of their relatively short collection periods, these "one-time" levies require no financing. However, if Citizens experiences significant losses sufficient to exhaust both of these one-time levies, Citizens is obligated to levy an emergency assessment. Emergency assessments can be levied over time in the amount of up to 10% of aggregate state-wide assessable premium per year, per account, and may be used to secure post-event bond financing. Citizens does not have a specific maturity limitation on its indebtedness. Citizens currently has no outstanding post-event bonds or assessments.

Conditions in the municipal and corporate markets are favorable, having significantly improved in recent years. The corporate bond market has topped \$1 trillion each year since 2010. In

2018, corporate bond issuance was \$1.4 trillion, or 18% lower than the record \$1.7 trillion issued in 2017 – increasing interest rates and 2018 tax law changes reduced corporate issuance volume for the first time since 2008. The municipal market has also been very strong over the last ten years. In 2018, municipal long-term issuance was \$338 billion, which is significantly reduced as compared to \$439 billion of issuance in 2017 due to 2018 changes in tax law regarding the elimination of advance refundings.

Table 2

Year	Corporate Issuance		Municipal Issuance			
	Par (\$B)	% Change from Prior Yr	New Money (\$B)	Refunding (\$B)	Total Par (\$B)	% Change from Prior Yr
2009	\$973	38%	\$261	\$149	\$410	5%
2010	\$1,083	11%	\$279	\$154	\$433	6%
2011	\$1,045	-4%	\$150	\$145	\$295	-32%
2012	\$1,387	33%	\$149	\$234	\$383	30%
2013	\$1,420	2%	\$162	\$174	\$335	-12%
2014	\$1,489	5%	\$145	\$194	\$339	1%
2015	\$1,513	2%	\$151	\$247	\$399	18%
2016	\$1,525	1%	\$174	\$272	\$446	12%
2017	\$1,660	9%	\$204	\$235	\$439	-2%
2018	\$1,364	-18%	\$235	\$104	\$338	-23%

Source: SIFMA

Financial market conditions have significantly improved and are currently very conducive to favorable debt issuance, however, it is not possible to guarantee future financial market conditions at any time. If long-term bonding in sufficient amounts is not immediately available, Citizens may need to explore alternatives, including the levying of emergency assessments with no financing, issuing bonds in multiple tranches over time and / or other interim financing alternatives.

Assessment Impact

Citizens has a three tier assessment structure as prescribed by Florida Statutes. Two important features of the Citizens assessment structure are (1) each account (i.e. the Coastal, PLA, and CLA) calculates its deficit separately, and each account has separate assessment authority. Therefore, there is the potential for concurrent assessments caused by deficits in more than one of Citizens’ accounts; and (2) unlike emergency assessments, Citizens’ policyholder surcharges and regular assessments (Coastal Account only) are one-time levies that cannot be financed. With these factors in mind, the basic construct of Citizens’ assessments for 2019 is as follows (note that this is a high-level summary and is therefore not exhaustive and may omit certain precise attributes):

- (1) Any deficit in an account (defined generally as losses and expenses in excess of surplus, FHCF reimbursement and private reinsurance) is first funded by Citizens’ policyholder surcharge, up to a maximum of 15% of Citizens policyholder premium, per account.

- (2) For the Coastal Account only, any remaining deficit is then funded by a regular assessment of up to 2% of written premium on insurance companies writing most types of property and casualty policies in Florida. There is no regular assessment for the PLA and CLA.
- (3) Any remaining deficit is then funded through the collection of emergency assessments, which can be levied directly on policyholders of most property and casualty lines in Florida at the greater of 10% of the assessment base or 10% of the remaining deficit per account. This effectively gives Citizens the ability to finance any deficit over a 10-year period, although Citizens could choose to finance the assessment over a longer period. These emergency assessments would typically be used to secure post-event bonds, the proceeds of which would be used to pay policyholder claims in a timely manner.


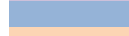

Table 3 below presents the estimated assessment impact, by assessment type, for each of the three return periods.

Table 3
(\$ in millions)

Coastal								
Return Time (Years)	Assessable Shortfall (\$ in MM)	Citizens' Policyholders Surcharge		Regular Assessments		Emergency Assessments		
		\$ Amount in MM	%	\$ Amount in MM	%	Total \$ Amount in MM	Annual \$ Amount in MM	Annual %
250	\$0	\$0	0.0%	\$0	0.0%	\$0	\$0	0.00%
100	0	0	0.0%	0	0.0%	0	0	0.00%
50	0	0	0.0%	0	0.0%	0	0	0.00%

PLA and CLA								
Return Time (Years)	Assessable Shortfall (\$ in MM)	Citizens' Policyholders Surcharge ¹		Regular Assessments		Emergency Assessments ²		
		\$ Amount in MM	%	\$ Amount in MM	%	Total \$ Amount in MM	Annual \$ Amount in MM	Annual %
250	\$851	\$127	15.0%	N/A	N/A	\$724	\$47	0.10%
100	0	0	0.0%	N/A	N/A	0	0	0.00%
50	0	0	0.0%	N/A	N/A	0	0	0.00%

Total Coastal & PLA/CLA								
Return Time (Years)	Assessable Shortfall (\$ in MM)	Citizens' Policyholders Surcharge ¹		Regular Assessments		Emergency Assessments ²		
		\$ Amount in MM	%	\$ Amount in MM	%	Total \$ Amount in MM	Annual \$ Amount in MM	Annual %
250	\$851	\$127	15.0%	\$0	0.0%	\$724	\$47	0.10%
100	0	0	0.0%	0	0.0%	0	0	0.00%
50	0	0	0.0%	0	0.0%	0	0	0.00%

 Policyholder surcharge levied on Citizens policyholders only
 Regular assessments levied on non-Citizens policyholders only
 Emergency assessments levied on both Citizens and non-Citizens policyholders

¹ These assessments are one-time assessments for the first year only. Citizens' policyholders surcharges are based on projected written premiums of \$848 million for 2019.

² Represents annual assessment amount over a 30 year period using an assumed interest rate of 5% and the emergency assessment base of \$46.8 billion, which was the base for 2017. If this base is smaller or larger, required assessment percentages would be marginally higher or lower than shown above.

Conclusion

Despite the impact of Hurricanes Irma and Michael, Citizens' financial strength remains very strong with no assessment burden for the Coastal Account for an event up to 1-250 years and no assessment burden for PLA and CLA for an event up to 1-100 years. Citizens' strong financial position is due to depopulation driven by the continued interest of the private market in Citizens' policies, a healthy private commercial market, substantial levels of Citizens' surplus, and a robust risk transfer program. Citizens is projected to have approximately \$1.41 billion of private risk transfer (through traditional reinsurance markets and capital markets) available for the Coastal Account in 2019 and Citizens is evaluating market conditions for potential risk transfer for PLA in 2019. For catastrophic losses which exceed Citizens' available surplus and risk transfer program, Citizens will rely on its policyholder surcharge, regular assessment (Coastal Account only) and post-event bonding for claims paying capacity.

For major catastrophic losses, either from an extreme single event or from multiple events that result in a deficit to any of Citizens' accounts and activation of the emergency assessment, Citizens may issue post-event bonds in order to meet liquidity demands. Repayment of these post-event bonds would be funded through the collection of the associated emergency assessment. Citizens' financial position is in a very strong position; for the first time ever Citizens is projected to have no assessment burden in the Coastal Account for up to a 1-250 year event and has no assessment burden in PLA and CLA for up to a 1-100 year event.

The ability of Citizens to pay claims in full and in a timely manner remains critical to the people whose homes and businesses are insured and to the Florida economy in general. Citizens' strong financial position, including its risk transfer program and pre-event bonds, continues to allow Citizens to meet its statutory obligations while limiting potential emergency assessments in a 1-250 year scenario.