

FINANCIAL REPORT
LOUISIANA CITIZENS
PROPERTY INSURANCE CORPORATION
DECEMBER 31, 2025 AND 2024

LOUISIANA CITIZENS
PROPERTY INSURANCE CORPORATION

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To the Board of Directors of
Louisiana Citizens Property Insurance Corporation
Metairie, Louisiana

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the Louisiana Citizens Property Insurance Corporation (the "Company"), a component unit of the State of Louisiana, as of and for the years ended December 31, 2025 and 2024, and the related notes to the financial statements, which collectively comprise the Company's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Company as of December 31, 2025 and 2024, and the respective changes in its net position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Louisiana Citizens Property Insurance Corporation and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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American Institute of
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Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Louisiana Citizens Property Insurance Corporation's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Louisiana Citizens Property Insurance Corporation's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Louisiana Citizens Property Insurance Corporation's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management, and 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 operational, 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 the 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

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Louisiana Citizens Property Insurance Corporation's basic financial statements. The supplementary information, as listed in the table of contents, is presented for purpose of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2026 on our consideration of the Company's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Company's internal control over financial reporting and compliance.

Duplantier, Sharpner, Hogan and Parker, LLP

Metairie, Louisiana

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

The Management's Discussion and Analysis of the Louisiana Citizens Property Insurance Corporation's (the Company) financial performance presents a narrative overview and analysis of the Company's activities for the years ended December 31, 2025 and 2024. This discussion and analysis focuses on the current year's activities, resulting changes, and currently known facts in comparison with the prior year's information. We encourage readers to consider the information presented here in conjunction with the additional information contained in the Company's financial statements.

Overview of the Financial Statements:

This discussion and analysis is intended to serve as an introduction to the Louisiana Citizens Property Insurance Corporation's basic financial statements. The Company's financial statements comprise three components: 1) Management's Discussion and Analysis, 2) the Basic Financial Statements (including the notes to the financial statements), and 3) Required Supplementary Information. This report also contains other supplementary information in addition to the basic financial statements themselves.

Basic Financial Statements

The basic financial statements present information for the Company as a whole in a format designed to make the statements easier for the reader to understand. The statements in this section include the Statements of Net Position, the Statements of Revenues, Expenses, and Changes in Fund Net Position, and the Statements of Cash Flows.

The Statement of Net Position presents information on all of the Company's assets and deferred outflows of resources and liabilities and deferred inflows of resources with the difference between them presented as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Company is improving or deteriorating.

The Statement of Revenues, Expenses, and Changes in Fund Net Position presents information showing how the Company's fund net position changed during the most recent fiscal year. Regardless of when cash is affected, all changes in net position are reported when the underlying transactions occur. As a result, there are transactions included that will not affect cash until future fiscal periods.

The Statement of Cash Flows presents information showing how the Company's cash changed as a result of current year operations. The cash flow statement is prepared using the direct method and includes the reconciliation of operating income (loss) to net cash provided (used) by operating activities as required by GASB 34.

The Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

Financial Summary:

The following is a summary of the Statements of Net Position:

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Current assets	\$ 853,920,779	\$ 874,345,810	\$ 735,569,388
Capital assets	937,473	1,191,473	720,591
Right of use asset - lease	2,256,294	2,498,174	2,706,000
Right of use asset - SBITA	1,366,387	1,882,000	2,397,612
Other non-current assets	164,842,133	115,338,862	85,415,592
Total assets	<u>1,023,323,066</u>	<u>995,256,319</u>	<u>826,809,183</u>
Deferred outflows of resources	<u>158,275</u>	<u>309,507</u>	<u>482,623</u>
Current liabilities	348,065,615	467,816,845	525,457,144
Non-current liabilities	<u>13,981,029</u>	<u>71,389,665</u>	<u>128,697,475</u>
Total liabilities	<u>362,046,644</u>	<u>539,206,510</u>	<u>654,154,619</u>
Deferred inflows of resources	<u>210,812</u>	<u>845,700</u>	<u>1,283,329</u>
Net position:			
Net investment in capital assets	551,888	912,013	646,103
Restricted for debt service	249,443,320	287,826,600	258,985,230
Unrestricted	<u>411,228,677</u>	<u>166,775,003</u>	<u>(87,777,475)</u>
Total Net Position	<u>\$ 661,223,885</u>	<u>\$ 455,513,616</u>	<u>\$ 171,853,858</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

Financial Summary: (Continued)

The following is a summary of the Statements of Revenues, Expenses and Changes in Fund Net Position:

Condensed Statements of Revenues, Expenses and Changes in Fund Net Position

	<u>2025</u>	<u>2024</u>	<u>2023</u>
Operating revenue:			
Net premiums revenue	\$ 221,098,436	\$ 305,443,644	\$ 260,542,110
Finance charges and other operating income	4,117,902	4,121,646	4,935,854
Total operating revenues	<u>225,216,338</u>	<u>309,565,290</u>	<u>265,477,964</u>
Operating expenses:			
Claims and underwriting expenses	73,842,024	144,662,745	164,175,702
Depreciation and amortization	1,166,646	1,368,090	848,097
Total operating expenses	<u>75,008,670</u>	<u>146,030,835</u>	<u>165,023,799</u>
Operating income	<u>150,207,668</u>	<u>163,534,455</u>	<u>100,454,165</u>
Noncapital subsidies:			
Emergency assessment income	13,556,161	79,358,879	98,975,601
Total noncapital subsidies	<u>13,556,161</u>	<u>79,358,879</u>	<u>98,975,601</u>
Operating income and noncapital subsidies	<u>163,763,829</u>	<u>242,893,334</u>	<u>199,429,766</u>
Non-operating revenues (expenses):			
Interest expense	(2,384,307)	(3,521,324)	(4,368,017)
Other revenue	44,330,747	44,287,748	30,954,100
Total non-operating revenues	<u>41,946,440</u>	<u>40,766,424</u>	<u>26,586,083</u>
Change in fund net position	205,710,269	283,659,758	226,015,849
Fund net position (deficit) at beginning of year	455,513,616	171,853,858	(54,161,991)
Fund net position at end of year	<u>\$ 661,223,885</u>	<u>\$ 455,513,616</u>	<u>\$ 171,853,858</u>

In 2025, the Company implemented GASB 103 which resulted in a reclassification of emergency assessment income being presented as a noncapital subsidy previously reported as operating income for all years presented.

Detailed Analyses:

Assets

2025

Total assets increased by \$28.1 million in 2025 compared to 2024 due to the reasons described below.

Other non-current assets, consisting primarily of the restricted cash related to escheatment and noncurrent investments, increased by \$49.5 million in 2025. Other non-current assets increased primarily

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

Detailed Analyses: (Continued)

Assets (Continued)

due to noncurrent investments purchased from cash provided from the premiums received from policies. There were no major storms during 2025, and as such, the Company did not have to pay out many claims during the year ended December 31, 2025.

The increase in other non-current assets was offset by a corresponding decrease in current assets, consisting primarily of cash, cash equivalents, investments, and receivables. Current assets decreased by \$20.4 million in 2025. The decrease in current assets was primarily due to a decrease in restricted investments held by bond trustee of \$21.6 million. Restricted investments decreased primarily due to the Company ending emergency assessment collections as of April 1, 2025. The decreases in these accounts were offset by an increase in prepaid premiums reinsurance of \$30.3 million. The increase was mainly due to the first quarter premium for the 2026 reinsurance contract being paid in advance.

2024

Total assets increased by \$168.4 million in 2024 compared to 2023 due to the reasons described below.

Current assets, consisting primarily of cash, cash equivalents, investments, and receivables, increased by \$138.8 million in 2024. The increase in current assets was primarily due to continued growth and rate changes in 2024. In addition, restricted investments held by bond trustee increased by \$29.5 million primarily due to emergency assessment collections exceeding bond service costs. The emergency assessment rate is determined by comparing the annual bond service costs to prior year statewide premiums written. The emergency assessment collections are then attained by applying the assessment rate to current year insurer premiums written which inherently varies higher or lower than the prior year statewide premiums written used to determine the emergency assessment rate. Offsetting the increase in cash and cash equivalents was a decrease of \$7.4 million in premiums receivable due to the policies depopulated during 2024.

Other non-current assets, consisting primarily of the restricted cash related to escheatment and noncurrent investments, increased by \$29.9 million in 2024. Other non-current assets increased primarily due to noncurrent investments purchased from cash provided from the increase in new policies written.

Liabilities

2025

Total liabilities decreased by \$177.2 million in 2025 compared to 2024 primarily due to the reasons described below.

The combined current and noncurrent bonds payable decreased by \$57.2 million in 2025 compared to 2024 primarily due to \$55.3 million in scheduled bond principal payments made in 2025, and amortization of bond premiums of \$1.9 million in 2025.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

Detailed Analyses: (Continued)

Liabilities (Continued)

Unearned premiums decreased by \$32.4 million in 2025 compared to 2024 primarily as a result of less in-force policies written by the Company during 2025.

Claims reserves and claims adjustment expense reserves decreased by \$57.9 million in 2025 compared to 2024. The decrease is primarily due to a decrease in the projected ultimate loss for Hurricane Ida in 2025 as a result of the year-end actuarial analysis.

Takeout premium payable increased by \$25.8 million in 2025 compared to 2024 primarily due to the takeout premiums owed to the assuming insurers on the policies depopulated in Round 20 of depopulation in December 2024. In 2025, there were no significant payables owed to assuming insurers at year end as fewer policies were depopulated.

2024

Total liabilities decreased by \$114.9 million in 2024 compared to 2023 primarily due to the reasons described below.

The combined current and noncurrent bonds payable decreased by \$56.4 million in 2024 compared to 2023 primarily due to a \$53.5 million in scheduled bond principal payments made in 2024, and amortization of bond premiums of \$2.9 million in 2024.

Unearned premiums decreased by \$66.4 million in 2024 compared to 2023 primarily as a result of less in-force policies written by the Company during 2024.

Claims reserves and claims adjustment expense reserves decreased by \$10.4 million in 2024 compared to 2023. The decrease is primarily due to a decrease in the projected ultimate loss for Hurricane Ida in 2024 as a result of the year-end actuarial analysis.

Takeout premium payable increased by \$27.9 million in 2024 compared to 2023 primarily due to the takeout premiums owed to the assuming insurers on the policies depopulated in Round 20 of depopulation in December 2024. In 2023, the latest round of depopulation took place in October 2023, so there were no significant payables owed to assuming insurers at year end.

Net Position

2025

The increase in net position of \$205.7 million in 2025 compared to 2024 was primarily due to a net operating income of \$150.2 million and a net non-operating income of \$55.5 million.

Change in net position decreased \$77.9 million in 2025 compared to 2024 due to the reasons described below.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

Detailed Analyses: (Continued)

Net Position (Continued)

Net premium revenue was \$84.3 million lower in 2025 compared to 2024. The decrease was a result of less premiums written in 2025, a decrease of commercial policies, and the removal of the 10% surcharge on all policies written by the Company effective January 1, 2025.

The claims and underwriting expense was \$70.8 million lower in 2025 compared to 2024. The decrease in claims and underwriting expenses was primarily due to the decrease in the projected ultimate loss of Hurricane Ida in the December 2025 actuarial analysis.

Noncapital subsidies decreased by \$65.8 million in 2025 compared to 2024. The decrease in 2025 was primarily attributable to a decrease in Emergency Assessment Income of \$65.8 million. Other revenues had a decrease in tax exempt surcharge of \$2.8 million and an increase in investment income of \$2.8 million.

2024

The increase in net position of \$283.7 million in 2024 compared to 2023 was primarily due to a net operating income of \$163.5 million and a net non-operating income of \$120.1 million.

Change in net position increased \$57.6 million in 2024 compared to 2023 due to the reasons described below.

Net premium revenue was \$44.9 million higher in 2024 compared to 2023. The increase was a result of the unearned premiums in 2023 becoming earned in 2024 and less premium written in 2024.

The claims and underwriting expense was \$19.3 million lower in 2024 compared to 2023. The decrease in claims and underwriting expenses was primarily due to the decrease in the projected ultimate loss of Hurricane Ida in the December 2024 actuarial analysis.

Interest expense decreased by \$847 thousand in 2024 compared to 2023. The decrease in 2024 was primarily attributable to a decrease in interest expense due to a reduction in the amortization of deferred outflows from advanced refunding.

Noncapital subsidies decreased by \$6.3 million in 2024 compared to 2023. The decrease in 2024 was primarily attributable to a decrease in Emergency Assessment Income of \$19.6 million. Other revenues increased by \$13.3 million from an increase in tax exempt surcharge of \$2.4 million, and an increase in investment income of \$10.9 million.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

Detailed Analyses: (Continued)

Cash Flow and Liquidity

Cash Flow

Sources of cash include cash receipts from customers, principally, premiums collected, emergency assessments and amounts received from restricted investments. Primary uses of cash include cash payments for services provided, cash payments to employees, and principal and interest paid on debt.

The other cash flow from non-capital financing activities is primarily assessment collections less debt service costs on long-term debt obligations from restricted cash.

Liquidity

All liquid funds held by the Company are kept in commercial bank accounts that are FDIC insured or 100% collateralized.

In addition to policy holder premiums, the Company has a much broader range of resources available to pay losses and repay debt obligations than does a typical insurer. Presently, the Company can institute a regular assessment up to approximately \$418 million on the state insurance industry derived from 10% of their written premium for deficits each year, and an emergency assessment up to approximately \$470 million derived from 10% of the premium written on property policyholders of the State of Louisiana for each calendar year of a storm to pay debt incurred in previous years. Emergency assessments levied in any calendar year can remain in place each year until any borrowings from that year have been repaid.

In June 2025, the Company renewed the \$125 million line of credit with Regions Bank for an additional two years that matures in June 2027.

Significant Capital Asset and Long-Term Financing Activity:

In 2005, the Company did not have sufficient funds to pay 80,000 claims resulting from Hurricanes Katrina and Rita. In 2006, the Company issued \$678.2 million of assessment revenue bonds and \$300.0 million in auction rate securities. After multiple refinancings, the Company has approximately \$113 million of fixed rate assessment revenue bonds outstanding as of December 31, 2024. The debt service of these bonds is paid through emergency assessments on property insurance policies written in the State of Louisiana. As of December 31, 2024, Louisiana Citizens Property Insurance Corporation collected sufficient assessments to cover all remaining debt service obligations through June 2026. On January 9, 2025, the Board of Directors voted to discontinue the approved 1.36% assessment rate for 2025, effective April 1, 2025.

No material capital asset activity was identified as primary driver of financial changes. The Company's most significant capital assets relate to the electronic data processing equipment, the right of use lease asset for the Galleria office building space, and the subscription-based information technology arrangement right of use asset for the Guidewire software.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
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Currently Known Facts, Decisions, or Conditions:

Pending Litigation

As of December 31, 2025 there were 263 open litigation matters against the Company. The majority of these lawsuits are first-party suits related to 2024 Hurricane Francine, 2021 Hurricane Ida and 2020 Hurricane Laura. Excluding the Oubre class action suit described below, unpaid loss and loss adjustment expenses in the amount \$9.8 million are included in the claims reserve and claims adjustment expense reserves on the statement of net position. The balance of the litigated matters are first party losses, third-party bodily injury claims, subrogation or claims where the issue of coverage is in dispute.

Oubre v. Louisiana Citizens Property Insurance Corporation. The plaintiffs in this suit allege that the Company failed to timely initiate loss adjustment as required by Louisiana statutory law exposing the Company to penalties up to a mandatory limit of \$5,000. On July 23, 2012, the Company settled the first phase of this class action suit with a payment of \$104.7 million to the plaintiff counsel for distribution to the class members. The Company entered into a settlement with the class for the remaining Oubre claims. During the year ended December 31, 2025, the Company paid \$14.1 million towards the Oubre settlements. The Company has paid a total \$159.6 million towards the final settlement as of December 31, 2025 and has a reserve of \$50 thousand for the remaining settlement (included in unpaid losses on the statement of net position). The Company will continually review the reserve to ensure that it meets the anticipated settlement costs.

Emergency Assessments

The Company terminated the emergency assessment collections effective April 1, 2025, which will eliminate a significant historical revenue source for the Company. The debt obligations associated with the assessment revenues will be fully retired in 2026.

Depopulation

The Company plans to continue its depopulation efforts in future years to reduce overall exposure and policy counts.

Future Plans for Reinsurance

The Company had \$1,863.3 million in total reinsurance and cat bonds in place for the 2025 storm season, which provided 1 in 122 year storm coverage. The cat bonds include three three-year catastrophe bonds for \$195 million, \$275 million and \$280 million. In addition to the reinsurance program and cat bonds, the Company has reinstatement premium protection and second event catastrophe coverage. The amount of reinsurance purchased by the Company is determined by many factors, which include losses projected by catastrophe models, insured values of the company, reinsurance market prices, and availability of cash. The reinsurance coverage, excluding cat bonds, described above expires on May 31, 2026. The Company is in the process of negotiating a new reinsurance program for the 2026 storm season and it is anticipated to provide a minimum of 1 in 100 year storm coverage.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
AS OF AND FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

Contacting Louisiana Citizens Property Insurance Corporation's Management:

This financial report is designed to provide the citizens and taxpayers of Louisiana, customers, and creditors with a general overview of the Company's finances. If you have questions about this report or need additional financial information, contact Adam Bourgeois, Senior Accountant, at (504) 832-3214 or abourgeois@lacityzens.com.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
STATEMENTS OF NET POSITION
DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
ASSETS:		
Current assets:		
Cash	\$ 208,111,666	\$ 270,773,306
Cash equivalents	331,343,876	260,767,787
Bond investments	76,070,610	77,022,907
Restricted cash equivalents	120,862,607	142,430,865
Premium receivables and agent's balances, net	57,938,563	74,339,559
Reinsurance recoverables	637,599	5,206,945
Emergency assessments receivable	-	17,058,249
Prepaid reinsurance premiums	52,874,180	22,604,101
Net pension asset	349,429	200,127
Other current assets	5,732,249	3,941,964
Total current assets	<u>853,920,779</u>	<u>874,345,810</u>
Noncurrent assets:		
Restricted cash for escheatment	8,093,845	6,737,052
Bond investments	156,583,759	108,428,014
Capital assets	937,473	1,191,473
Right of use assets - leases	2,256,294	2,498,174
Right of use assets - SBITA	1,366,387	1,882,000
Other noncurrent assets	164,529	173,796
Total noncurrent assets	<u>169,402,287</u>	<u>120,910,509</u>
Total assets	<u>1,023,323,066</u>	<u>995,256,319</u>
DEFERRED OUTFLOWS OF RESOURCES:		
Deferred outflows - pension and OPEB	158,275	309,507
Total deferred outflows of resources	<u>\$ 158,275</u>	<u>\$ 309,507</u>

See accompanying notes to the financial statements.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
STATEMENTS OF NET POSITION (Continued)
DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
LIABILITIES:		
Current liabilities:		
Claims reserves	\$ 20,398,310	\$ 70,310,939
Claims adjustment expense reserves	4,287,978	12,358,062
Unearned premiums	236,750,706	269,149,070
Bonds payable, net of unamortized premium	58,242,592	57,225,779
Unearned tax exempt surcharge	7,143,158	8,992,675
Commissions payable to agents	9,727,473	11,725,749
Taxes, licenses, and fees due	5,963,885	5,863,990
Accrued bond interest	240,229	432,611
Lease liability	192,970	133,759
SBITA liability	579,398	533,734
SBITA accrued interest	27,304	39,372
Takeout premium payable	3,552,382	29,359,777
Other current liabilities	959,230	1,691,328
Total current liabilities	<u>348,065,615</u>	<u>467,816,845</u>
Noncurrent liabilities:		
Bonds payable, net of unamortized premium	-	58,242,591
Escheatment payable	8,093,845	6,737,052
Lease liability	2,580,494	2,745,271
SBITA liability	628,100	1,207,498
Other postemployment benefits	2,678,590	2,457,253
Total noncurrent liabilities	<u>13,981,029</u>	<u>71,389,665</u>
Total liabilities	<u>362,046,644</u>	<u>539,206,510</u>
DEFERRED INFLOWS OF RESOURCES:		
Deferred inflows - pensions and OPEB	<u>210,812</u>	<u>845,700</u>
Total deferred inflows of resources	<u>210,812</u>	<u>845,700</u>
FUND NET POSITION:		
Net investment in capital assets	551,888	912,013
Restricted for debt service	249,443,320	287,826,600
Unrestricted	<u>411,228,677</u>	<u>166,775,003</u>
Total fund net position	<u>\$ 661,223,885</u>	<u>\$ 455,513,616</u>

See accompanying notes to the financial statements.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
OPERATING REVENUES:		
Premiums earned	\$ 494,524,992	\$ 584,485,392
Premiums ceded	(273,426,556)	(279,041,748)
Net premiums revenue	221,098,436	305,443,644
Finance and service charges	3,267,768	4,074,871
Other operating income	850,134	46,775
Total operating revenues	<u>225,216,338</u>	<u>309,565,290</u>
OPERATING EXPENSES:		
Claims and claim adjustment expenses	10,012,609	74,893,336
Commissions and brokerage	45,770,385	48,661,637
Salary and related items	4,212,702	4,101,946
Board, bureaus and associations	3,760,214	3,890,075
Taxes, licenses and fees	2,755,991	6,308,246
Equipment, depreciation, and repairs and maintenance	1,091,914	1,032,419
Amortization - right of use leased assets	270,073	264,000
Amortization - right of use SBITA assets	515,613	515,613
General office	4,005,716	3,598,463
Employee benefits	1,476,084	1,298,121
Other underwriting expenses	1,137,369	1,466,979
Total operating expenses	<u>75,008,670</u>	<u>146,030,835</u>
Operating income	<u>150,207,668</u>	<u>163,534,455</u>
NONCAPITAL SUBSIDIES		
Emergency assessment income	13,556,161	79,358,879
Total noncapital subsidies	<u>13,556,161</u>	<u>79,358,879</u>
Operating income and noncapital subsidies	<u>163,763,829</u>	<u>242,893,334</u>
OTHER NONOPERATING REVENUES (EXPENSES):		
Interest expense	(1,969,381)	(3,047,293)
Interest expense - lease liability	(279,011)	(295,339)
Interest expense - SBITA liability	(135,915)	(178,692)
Investment income	28,343,978	25,593,564
Tax exempt surcharge	15,986,769	18,694,184
Total other nonoperating revenues	<u>41,946,440</u>	<u>40,766,424</u>
CHANGE IN FUND NET POSITION	205,710,269	283,659,758
Fund net position, beginning of year	<u>455,513,616</u>	<u>171,853,858</u>
FUND NET POSITION, END OF YEAR	<u>\$ 661,223,885</u>	<u>\$ 455,513,616</u>

See accompanying notes to the financial statements.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Premiums collected	\$ 203,214,100	\$ 239,128,228
Finance and service charges collected	3,267,768	4,074,871
Other receipts	2,206,927	753,742
Claims recovered (paid)	(47,399,474)	(62,373,859)
Claim adjustments recovered (paid)	(14,420,865)	(17,581,673)
Underwriting expense paid	(124,349,596)	(57,944,145)
Net cash provided by operating activities	<u>22,518,860</u>	<u>106,057,164</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:		
Emergency assessments received	30,614,410	82,300,630
Tax exempt surcharge received	14,137,252	17,142,446
Amounts remitted to bond trustee, net	(55,345,000)	(53,530,000)
Interest paid on capital debt	(4,469,535)	(6,593,867)
Net cash provided (used) by noncapital financing activities	<u>(15,062,873)</u>	<u>39,319,209</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Purchase of capital assets	(126,961)	(1,059,359)
Principal payments on right of use leased asset	(133,759)	(71,881)
Principal payments on right of use SBITA asset	(533,734)	(491,652)
Net cash used by capital and related financing activities	<u>(794,454)</u>	<u>(1,622,892)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of investments	(231,132,635)	(184,807,766)
Investment income received	26,723,165	24,273,145
Proceeds from sale of investments	185,450,921	115,332,453
Net cash used by investing activities	<u>(18,958,549)</u>	<u>(45,202,168)</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	(12,297,016)	98,551,313
Cash and cash equivalents, beginning of year	<u>680,709,010</u>	<u>582,157,697</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 668,411,994</u>	<u>\$ 680,709,010</u>
Reconciliation of cash and cash equivalents to the Statements of Net Position:		
Cash - current	\$ 208,111,666	\$ 270,773,306
Cash equivalents - current	331,343,876	260,767,787
Restricted cash equivalents - current	120,862,607	142,430,865
Restricted cash for escheatment - noncurrent	8,093,845	6,737,052
	<u>\$ 668,411,994</u>	<u>\$ 680,709,010</u>

See accompanying notes to the financial statements.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
STATEMENTS OF CASH FLOWS (Continued)
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Operating income	\$ 150,207,668	\$ 163,534,455
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation expense - capital assets	380,961	588,477
Amortization - right of use leased assets	270,073	264,000
Amortization - right of use SBITA assets	515,613	515,613
Changes in assets and liabilities:		
Decrease (increase) in:		
Premiums receivable and agents' balances	16,400,996	7,386,124
Reinsurance recoverables	4,569,346	(779,448)
Prepaid reinsurance premiums	(30,270,079)	(8,532,115)
Deferred outflows	151,232	173,116
Other current assets	(1,320,761)	(368,958)
Increase (decrease) in:		
Claims and claim adjustment expense reserves	(57,478,358)	(10,825,048)
Unearned premiums	(32,398,364)	(66,379,626)
Accrued taxes, licenses and fees due	(404,460)	(6,637,179)
Commissions payable to agents	(1,998,276)	(1,403,535)
Deferred inflows	(634,888)	(437,629)
Escheatment payable	1,356,793	706,968
Other postemployment benefits	221,337	(177,679)
Takeout premium payable	(25,807,395)	27,912,205
Other current liabilities	(1,242,578)	517,423
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 22,518,860</u>	<u>\$ 106,057,164</u>

See accompanying notes to the financial statements.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

NATURE OF THE BUSINESS:

Louisiana Citizens Property Insurance Corporation (the “Company”) is a component unit of the State of Louisiana. The Company’s principal business activity is to operate insurance plans that provide property insurance for residential and commercial property, solely for applicants who are in good faith entitled, but are unable to procure insurance through the voluntary market. Louisiana Citizens Property Insurance Corporation was created in accordance with provisions of Louisiana Revised Statutes (LRS) 22:2291 - 22:2371 and began operations on January 1, 2004. The Company operates solely in Louisiana. The Company operates residual market insurance programs designated as the Coastal Plan and the Fair Access to Insurance Requirements Plan (FAIR Plan). The Coastal Plan is for property insurance written on locations between the Gulf of Mexico and the Intracoastal Waterway and the FAIR Plan is property insurance above the Intracoastal Waterway.

The Company is governed by a Board of Directors consisting of fifteen members, who serve without compensation. The Board consists of the Commissioner of the Department of Insurance, the State Treasurer, the chairman of the House Committee on Insurance, the chairman of the Senate Committee on insurance or their designees, six representatives appointed by the Governor, two members appointed by the Commissioner of the Louisiana Department of Insurance, and three members appointed by the Governor.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Reporting Entity:

Criteria for defining the reporting entity are identified and described in the Governmental Accounting Standards Board’s (GASB) 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 the 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, the Company is a component unit of the State of Louisiana and its financial activity is reported in the state’s Annual Comprehensive Financial Report by discrete presentation.

The financial statements presented herein relate solely to the financial position and results of operations of the Company and are not intended to present the financial position of the State of Louisiana or the results of its operations or its cash flow.

Basis of Accounting:

The accounting policies and practices of the Company conform to accounting principles generally accepted in the United States applicable to a proprietary fund of a governmental entity. The GASB is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Company applies all applicable GASB pronouncements as they become effective.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Basis of Accounting: (Continued)

The financial statements of proprietary funds are prepared using the accrual basis of accounting, whereby revenues are recognized when earned and expenses are recognized when incurred. All assets and liabilities associated with the operations of the Company are included in the statements of net position. The statements of cash flows provides information about how the Company finances and meets the cash flow needs of its activities. Proprietary funds also distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. All revenues and expenses not meeting this criteria are reported as non-operating revenues and expenses.

GASB Statement No. 34 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 fund net position, and a statement of cash flows. It requires net position to be classified and reported in three components: net investment in capital assets, restricted, and unrestricted. These classifications are defined as follows:

Net investment in capital assets - this component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation, right of use assets, net accumulated amortization, 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 as adjusted for deferred inflows and outflows associated with 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 net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.

Restricted net position - 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.

Unrestricted net position - this component of net position consists of net position that did not meet the definition of "restricted" or "net investment in capital assets".

Cash and Cash Equivalents:

Cash and cash equivalents include all financial institution deposits and liquid investments with an original maturity of three months or less when purchased. Cash equivalents are stated at fair value.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Investments:

Investments are recorded at fair value. Gains and losses on the sale of securities are recorded on the trade date and are determined using the specified identification method.

Policy Acquisition Costs:

Costs associated with the production of renewing policies and servicing existing insurance policies, such as net agent commissions, servicing company fees and other taxes and fees are expensed as incurred.

Depopulation:

The Company is required to undertake a depopulation effort annually per Louisiana State Statute LRS 22:2314. The Company accounts for premiums of depopulated policies as a reduction of direct premiums written. Losses and other costs associated with depopulated policies are removed from the financial statements.

Capital Assets:

The Company's capital assets include items such as furniture, office equipment and electronic data processing equipment (EDP). The Company has a capitalization policy whereby thresholds are applied to determine if the asset should be capitalized or expensed. All movable property, not including computer software, over \$5,000 is capitalized based upon a variable useful life depending on the descriptive category for which that property meets. Office furniture and fixtures are capitalized and depreciated over a 10-year life. Computers and peripheral equipment such as hard drives, printer, monitor, keyboards, and such are capitalized and depreciated over a three-year life. Office machinery and equipment other than computers are capitalized and depreciated over a six-year life. All computer software purchased or developed for internal use over \$1,000,000 is capitalized and amortized over three years for operating software, and over five years for non-operating software. The straight-line depreciation method is used for depreciation of capital assets, and the assets are assumed to have no salvage value. A full year of depreciation will be taken in the year the asset is placed into service and a full year of depreciation will be taken in the year of disposal also. All depreciation expense is allocated between loss adjustment expenses and underwriting expenses.

Leases:

The Company accounts for leases and leasing transactions in accordance with GASB Statement No. 87, *Leases*. This Statement outlines a single model for lease accounting based on the foundational principle that leases are financings of the right to use of an underlying asset. Other than short term leases, under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and deferred inflow of resources, thereby enhancing the relevance and consistency of information

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Leases: (Continued)

about governments' leasing activities. The Company determines if an agreement is a lease or contains a lease at inception. The lease term for accounting purposes may include options to extend or terminate the lease when it is reasonably certain that the Company will exercise. Right of use assets and the corresponding lease liabilities are recorded at the commencement date based on the present value of lease payments over the expected lease term.

Subscription-Based Information Technology Arrangements:

The Company accounts for subscription-based information technology arrangements (SBITAs) in accordance with GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*. This Statement provides guidance on the accounting and financial reporting for a SBITA for governments. A SBITA is a contract that conveys control of the right to use another party's information technology software, alone or in combination with tangible capital assets, as specified in the contract for a period of time in an exchange or exchange-like transaction. It establishes that a SBITA results in a right of use subscription asset and corresponding subscription liability.

Long-Term Obligations:

Long-term debt and other long-term obligations are reported as liabilities in the statements of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

Noncurrent liabilities include estimated amounts for other postemployment benefits, leases, and subscription-based information technology arrangements that will not be paid within the next fiscal year.

Information relating to the Company's other postemployment benefits obligation, deferred inflows and deferred outflows of resources, and other postemployment benefits expense, was calculated by the Company's actuary, Willis Tower Watson.

Claims Reserves and Claim Adjustment Expense Reserves:

The liabilities for claims and claim adjustment expenses include an amount determined from loss reports and individual cases and an amount, based on past experience, for losses incurred but not reported. Such liabilities are necessarily based on estimates and, while management believes that the amount is adequate, the ultimate liability may be in excess of or less than the amounts provided. The methods for making such estimates and for establishing the resulting liabilities are continually reviewed and any adjustments are reflected in current earnings.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Deferred Outflows/Inflows of Resources:

Deferred outflows of resources represent a consumption of net position that applies to future periods and will not be recognized as an outflow of resources (expense) until then. The Company records deferred outflows of resources related to pensions and other postemployment benefits.

Deferred inflows of resources represent an acquisition of net position that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time. The Company records deferred inflows of resources related to pensions and other postemployment benefits.

Premiums:

Premiums are recorded as earned on a daily pro rata basis over the policy period. The portion of premiums not earned at the end of the period is recorded as unearned premiums.

Premiums receivable includes amounts due from policyholders for billed premiums. Billings are calculated using the estimated annual premiums for each policy and are paid either through an installment plan offered by the Company or in their entirety at the inception of the policy.

Assessments:

In the event that the Governing Board of the Company determines that a deficit exists in either the Coastal Plan or the FAIR Plan, the Company may levy a regular assessment for each affected Plan in order to remedy any deficit. All insurers who become authorized and then engage in writing property insurance within Louisiana shall participate in regular assessment of the Coastal and FAIR Plans in the proportion that the net direct premium of such participant written in the state during the preceding calendar year bears to the aggregate net direct premiums written in the state by all insurers during the preceding calendar year as certified to the Governing Board by the Louisiana Department of Insurance.

When the deficit incurred in a particular calendar year is not greater than ten percent of the aggregate state wide direct written premium for the subject lines of business for the prior calendar year, the entire deficit will be recovered through regular assessments. When the deficit incurred exceeds ten percent, the regular assessment may not exceed the greater of ten percent of the calendar year deficit, or ten percent of the aggregate statewide direct written premium for the subject lines of business for the prior calendar year. Any remaining deficit shall be recovered through an emergency assessment.

All persons who procure a policy of insurance of one or more subject lines of business from an insurer who becomes authorized and then engages in writing property insurance with Louisiana from the FAIR or Coastal plans are subject to emergency assessment by the Company.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Assessments: (Continued)

Upon determination by the Governing Board of the Company that a deficit exceeds the amount allowed to be recovered through regular assessment, the Governing Board shall levy an emergency assessment for as many years as necessary to cover all deficits. The amount of emergency assessment levied in a particular year shall be a uniform percentage of that year's direct written premium for the subject lines of business. The total amount of emergency assessment levied in any calendar year will not exceed the greater of: (a) ten percent of the amount needed to cover the original deficit plus interest, fees, commissions, required reserves, and other costs associated with the financing of the original deficit, or (b) ten percent of the aggregate state wide direct written premium for the subject lines of business and for all plan accounts of the Company for the prior year, plus interest, fees, commissions, required reserves, and other costs associated with the financing of the original deficit. To the extent the aggregate amount of the emergency assessment will not exceed the greater of (a) or (b), the Governing Board shall impose an emergency assessment in the amount required by any applicable loan agreement, trust indenture, or other financing agreement.

Reinsurance:

Premiums ceded under reinsurance agreements are recorded as a reduction of earned premiums. Reinsurance recoverables on paid or unpaid losses are recorded as receivables. All catastrophe reinsurance payments are recorded as premiums ceded and are amortized over the life of the contract period for which the payments apply. Premiums ceded included catastrophe reinsurances purchases.

Bond Issuance Costs:

Bond issuance costs are incurred in connection with acquiring bonds payable and are expensed as incurred.

Income Taxes:

The Company constitutes an integral part of the State of Louisiana and its income is exempt from federal income tax pursuant to Private Letter Ruling 160165-03 from the Internal Revenue Service. Obligations issued by the Company constitute obligations of the State of Louisiana within the meaning of Section 103(c)(1) of the Internal Revenue Code.

Pension:

For purposes of measuring the net pension asset, deferred outflows of resources and deferred inflows of resources related to pension and pension expense, information about the net position, and changes in net position of the defined benefit pension plan in which the Company participates, has been determined on the same basis as it was reported by the respective defined

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

Pension: (Continued)

benefit pension plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Use of Estimates:

The preparation of financial statements in accordance with generally accepted accounting principles 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.

Market Risk:

The Company underwrites residential and commercial property insurance policies in the State of Louisiana through Coastal Plan and FAIR Plan. Therefore, adverse economic changes or certain changes in the insurance laws of the State of Louisiana could have a significant impact on the Company's future financial position and results of operations.

The Coastal Plan is for property insurance written on locations between the Gulf of Mexico and the Intracoastal Waterway. The FAIR Plan is property insurance above the Intracoastal Waterway. Therefore, severe storm activity in any of these areas or throughout the State of Louisiana could have a significant impact on the Company's future financial position and results of operations.

Unlike private insurers that are subject to liquidation in the event of insolvency, the Company is able (and statutorily required) to levy assessments in the event of a deficit in any or all of its accounts.

Takeout Premium Payable:

As a part of the depopulation process, the Company owes a takeout premium to the insurance companies assuming the policies. The premium is based on the total unearned premium at the time of assumption less a ceding commission percentage and retention percentage. The takeout premium is due and payable at the time of assumption.

New Accounting Pronouncements:

During the year ended December 31, 2024, the following statement was implemented as of January 1, 2024: GASB Statement No. 101, *Compensated Absences*. GASB Statement No. 101 provides guidance to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. It establishes a consistent

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES: (Continued)

New Accounting Pronouncements: (Continued)

approach for all types of leave, eliminating potential comparability issues between governments with different leave policies. This Statement requires that liabilities for compensated absences be recognized for leave that has not been used and leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if the leave is attributable to services already rendered, the leave accumulates, and the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. The implementation of this standard did not require any restatement of prior periods or cumulative effect adjustment recorded in the year of adoption.

During the year ended December 31, 2025, the following statement was implemented as of January 1, 2025: GASB Statement No. 102, *Certain Risk Disclosures*. GASB Statement No. 102 requires governments to assess whether a concentration or constraint makes the primary government reporting unit or other reporting units that report a liability for revenue debt vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause a substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. If the government determines that those criteria have been met for a concentration or constraint, it should disclose the information in notes to financial statements in sufficient detail. The implementation of this standard resulted in additional disclosure – see Note 21.

During the year ended December 31, 2025, the following statement was implemented as of January 1, 2025: GASB Statement No. 103, *Financial Reporting Model Improvements*. GASB Statement No. 103 enhances the effectiveness of the government financial reporting model to improve decision-making and accountability. The implementation of GASB Statement No. 103 resulted in enhanced format and content of Management’s Discussion and Analysis and enhanced presentation within the proprietary fund financial statements, including clarification of operating versus nonoperating activities. GASB Statement No. 103 is effective for fiscal years beginning after June 15, 2025. The Company elected to early implement this Statement, as the Company is a component unit of the State of Louisiana, and is included in the State’s financial statements for the year ending June 30, 2026. The implementation of this standard did not result in a restatement of beginning net position – see Note 22 for additional information.

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS:

Cash:

Cash is stated at cost, which approximates market value. State statute authorizes the Company to invest in U.S. bonds, treasury notes, or certificates. The Company may also invest in direct repurchase agreements of any federal bank. The collateral for the agreement can only include securities as described above.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Continued)

Cash: (Continued)

The Company's cash, including cash restricted for escheatment, consisted of the following:

	<u>Carrying Amount</u>	<u>Bank Balance</u>
<u>December 31, 2025</u>		
Demand Deposits	\$ 216,205,511	\$ 235,165,671
	<u>\$ 216,205,511</u>	<u>\$ 235,165,671</u>
<u>December 31, 2024</u>		
Demand Deposits	\$ 277,510,358	\$ 288,152,175
	<u>\$ 277,510,358</u>	<u>\$ 288,152,175</u>

Included in cash at December 31, 2025 and 2024 is unclaimed property, consisting of outstanding checks totaling \$8,093,845 and \$6,737,052, respectively, which is restricted for escheatment to the appropriate states.

Custodial Credit Risk - Deposits:

Custodial credit risk is the risk that, in the event of the failure of a financial institution, the Company will not be able to recover deposits or collateral securities that are in possession of an outside party. The Company does not have a formal policy for custodial credit risk. Under state law, deposits (or the resulting bank balances) must be secured by federal deposit insurance or the pledge of securities owned by the fiscal agent bank. The market value of the pledged securities plus the federal deposit insurance must at all times equal the amount on deposit with the fiscal agent. These securities are held in the name of the pledging fiscal agent bank in a holding or custodial bank that is mutually acceptable to both parties.

As of December 31, 2025 and 2024, none of the Company's cash was exposed to custodial credit risk. These deposits were either secured by the pledge of securities owned by the fiscal agent bank or covered by the FDIC Insurance.

Investments and Cash Equivalents:

The Company's investment objectives and guidelines are created to enable the Company to invest funds prudently for the benefit of the Company to provide reasonable risk characteristics while emphasizing safety of principal first, liquidity second and yield third. The consideration of sufficient short-term funds in order to continue operations is paramount and during certain times sufficient liquidity should be maintained in order to meet peak demands which may be adjusted due to reinsurance coverage and other circumstances.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Continued)

Investments and Cash Equivalents: (Continued)

The Company is authorized to invest retained funds pursuant to the limitations set forth in Title 22 for insurers. As of December 31, 2025 and 2024, the Company had investments and cash equivalents totaling \$684,860,852 and \$588,649,573, respectively.

The Company categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. Fair value measurements are categorized as follows:

Level 1 – investments that have readily available quoted prices in active markets where significant transparency exists in the executed/quoted price.

Level 2 – investments that have quoted prices with data inputs which are observable either directly or indirectly, but do not represent quoted prices from an active market.

Level 3 – investments for which prices are based on significant unobservable inputs.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
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2. CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Continued)

Investments and Cash Equivalents: (Continued)

The Company has the following recurring fair value measurements as of December 31, 2025 and 2024:

		Fair Value Measurement Using:		
		Quoted Prices in	Significant Other	Significant
		Active Markets	Observable	Unobservable
		(Level 1)	Inputs	Inputs
			(Level 2)	(Level 3)
December 31, 2025				
Investments by Fair Value Level:				
Unrestricted investments and cash equivalents:				
Bond investments	\$ 232,654,369	\$ -	\$ 232,654,369	\$ -
Cash equivalents	331,343,876	331,343,876	-	-
Total Unrestricted	<u>\$ 563,998,245</u>	<u>\$ 331,343,876</u>	<u>\$ 232,654,369</u>	<u>\$ -</u>
Restricted cash equivalents	\$ 120,862,607	\$ 120,862,607	\$ -	\$ -
Total Investments and Cash Equivalents	<u>\$ 684,860,852</u>	<u>\$ 452,206,483</u>	<u>\$ 232,654,369</u>	<u>\$ -</u>

		Fair Value Measurement Using:		
		Quoted Prices in	Significant Other	Significant
		Active Markets	Observable	Unobservable
		(Level 1)	Inputs	Inputs
			(Level 2)	(Level 3)
December 31, 2024				
Investments by Fair Value Level:				
Unrestricted investments and cash equivalents:				
Bond investments	\$ 185,450,921	\$ -	\$ 185,450,921	\$ -
Cash equivalents	260,767,787	260,767,787	-	-
Total Unrestricted	<u>\$ 446,218,708</u>	<u>\$ 260,767,787</u>	<u>\$ 185,450,921</u>	<u>\$ -</u>
Restricted cash equivalents	\$ 142,430,865	\$ 142,430,865	\$ -	\$ -
Total Investments and Cash Equivalents	<u>\$ 588,649,573</u>	<u>\$ 403,198,652</u>	<u>\$ 185,450,921</u>	<u>\$ -</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Continued)

Investments and Cash Equivalents: (Continued)

The following methods and assumptions were used to estimate fair value of each class of financial instruments:

Bond investments consist of investments in short-term state and local government bonds. Bond investments were measured using observable inputs; however, the market for these bond investments was not active.

Cash equivalents consist of investments in both traditional and government money market funds. Money market mutual fund investments were measured based on quoted prices for identical assets in active markets.

Custodial Credit Risk – Investments and Cash Equivalents:

Custodial credit risk is defined as the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. The Company does not presently have a formal policy for custodial credit risk. Investments and cash equivalents are exposed to custodial risk if the securities and money market funds are uninsured and unregistered with securities held by a financial institution or agent, and in the Company's name. The Company's investments and cash equivalents were not exposed to custodial credit risk as of December 31, 2025 and 2024.

Interest Rate Risk:

Interest rate risk is defined as the risk a government may face should interest rate variances adversely affect the fair value of investments. The fair value of fixed-maturity investments fluctuates in response to changes in market interest rates. Increases in prevailing interest rates generally translate into decreases in fair value of those instruments. The fair value of interest sensitive instruments may also be affected by the creditworthiness of the issuer, prepayment options, relative values of alternative investments and other general market conditions. The Company does not presently have a formal policy that addresses interest rate risk.

The fair values of investments and cash equivalents at December 31, 2025 and 2024, 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.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Continued)

Interest Rate Risk: (Continued)

<u>2025</u>		<u>Investment Maturities</u>		
	<u>Total</u>	<u>Less than 1 year</u>	<u>1-5 years</u>	<u>5-10 years</u>
Unrestricted investments and cash equivalents:				
Bond investments	\$ 232,654,369	\$ 76,070,610	\$ 152,148,796	\$ 4,434,963
Cash equivalents	331,343,876	331,343,876	-	-
Total	<u>\$ 563,998,245</u>	<u>\$ 407,414,486</u>	<u>\$ 152,148,796</u>	<u>\$ 4,434,963</u>
Restricted Cash Equivalents	<u>\$ 120,862,607</u>	<u>\$ 120,862,607</u>	<u>\$ -</u>	<u>\$ -</u>

<u>2024</u>		<u>Investment Maturities</u>		
	<u>Total</u>	<u>Less than 1 year</u>	<u>1-5 years</u>	<u>5-10 years</u>
Unrestricted investments and cash equivalents:				
Bond investments	\$ 185,450,921	\$ -	\$ 185,450,921	\$ -
Cash equivalents	260,767,787	260,767,787	-	-
Total	<u>\$ 446,218,708</u>	<u>\$ 260,767,787</u>	<u>\$ 185,450,921</u>	<u>\$ -</u>
Restricted Cash Equivalents	<u>\$ 142,430,865</u>	<u>\$ 142,430,865</u>	<u>\$ -</u>	<u>\$ -</u>

Restricted cash equivalents in the amount of \$120,862,607 and \$142,430,865 as of December 31, 2025 and 2024, respectively, were held by a bond trustee for the repayment of the Company's emergency assessment revenue bonds issued to cover the 2005 plan year deficit resulting from Hurricanes Rita and Katrina.

Credit Risk:

Credit risk is the risk that an insurer or other counterparty to an investment will not fulfill its obligations. The Company may be invested in direct United States Treasury Obligations, United States Government Agency Obligations, direct security repurchase and reverse repurchase agreements, time certificates of deposit, investment grade commercial paper, investment grade corporate notes and bonds, investment grade municipal bonds and money market funds consisting solely of securities otherwise eligible for investment.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Continued)

Credit Risk: (Continued)

As of December 31, 2025, the Company had the following exposure to credit risk:

	Total	Government Money Market Fund	Trust Cash Sweep Money Market Funds	Bond Investments
A1	\$ 29,864,423	\$ -	\$ -	\$ 29,864,423
A2	11,465,625	-	-	11,465,625
A3	14,243,635	-	-	14,243,635
Aa1	1,541,089	-	-	1,541,089
Aa2	34,666,940	-	-	34,666,940
Aa3	3,885,451	-	-	3,885,451
Aaa	449,569,809	325,564,566	120,862,607	3,142,636
Baa3	1,415,291	-	-	1,415,291
N/A	137,439,490	4,790,872	-	132,648,618
W/R	769,099	-	-	769,099
Total	<u>\$ 684,860,852</u>	<u>\$ 330,355,438</u>	<u>\$ 120,862,607</u>	<u>\$ 233,642,807</u>

As of December 31, 2024, the Company had the following exposure to credit risk:

	Total	Government Money Market Fund	Trust Cash Sweep Money Market Funds	Bond Investments
A1	\$ 15,414,512	\$ -	\$ -	\$ 15,414,512
A2	18,522,311	-	-	18,522,311
A3	993,011	-	-	993,011
Aa2	41,110,342	-	-	41,110,342
Aa3	16,359,213	-	-	16,359,213
Aaa	404,493,375	257,630,519	142,430,865	4,431,991
Baa2	1,429,660	-	-	1,429,660
N/A	90,055,162	250,300	-	89,804,862
W/R	271,987	-	-	271,987
Total	<u>\$ 588,649,573</u>	<u>\$ 257,880,819</u>	<u>\$ 142,430,865</u>	<u>\$ 188,337,889</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS: (Continued)

Concentration of Credit Risk:

Concentration of credit risk is defined as the risk of loss attributed to the magnitude of a government's investment in a single issuer. The Company, shall not, except in the case of investments in or loans upon the security of general obligations of the government of the United States or of any state or territory of the United States, or the District of Columbia, have a single security that compromises more than 5 percent of the fair value of the Company's portfolio.

The Company had the following cash equivalents, which are obligations of the Federal government and are excluded from the 5% restriction:

<u>Issuer</u>	<u>2025</u>	<u>2024</u>
FIMM Government Portfolio Class I	\$ 325,564,566	\$ 260,016,878
FIMM Treasury Portfolio Class III	120,862,607	112,953,333

Foreign Currency Risk:

Foreign currency risk is defined as the risk that changes in exchange rates will adversely affect the fair value of an investment. The Company does not presently have a formal policy that addresses foreign currency risk. The Company's exposure to foreign currency risk is limited to investments in global or pooled non-U.S. equity mutual funds. The Company had no investments in global or pooled non-U.S. equity mutual funds at December 31, 2025 and 2024.

3. ASSESSMENTS RECEIVABLE:

Louisiana Revised Statute 22:2299-2300 provides that any insurer who engages in writing property insurance with the State shall become an assessable insurer in the Coastal Plan and FAIR Plan. In the event that the governing board of the Company determines that a deficit exists in either the Coastal Plan or the FAIR Plan, the Company may levy regular assessments against assessable insurers for each affected plan to help offset such deficit. Furthermore, assessable insurers are permitted to recoup all regular assessments from their policyholders by applying a surcharge to all policies. Any amounts recouped by the insurers in excess of amounts assessed are required to be forwarded to the Company. The Company did not execute a regular assessment in 2025 and 2024.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

3. ASSESSMENTS RECEIVABLE: (Continued)

Upon a determination by the governing board that a deficit in a plan exceeds the amount that will be recovered through regular assessments, the governing board is authorized to levy, after verification by the Department of Insurance, emergency assessments for as many years as necessary to cover the deficit. The board determined that the 2005 plan year deficit exceeded the amounts levied under the 2005 regular assessment and has levied an emergency assessment beginning in 2007. Assessment rates for the years ended December 31, 2025 and 2024 were 1.36% and 1.70% of written premiums, respectively. The assessments are collected by the insurers and remitted to the Company's bond trustee quarterly. The total of emergency assessments levied for the years ended December 31, 2025 and 2024 amounted to \$13,556,161 and \$79,358,879, respectively, of which approximately \$0- and \$17,058,249 remained outstanding as of December 31, 2025 and 2024, respectively. The Board of Directors voted to discontinue the approved 1.36% assessment rate for 2025, effective April 1, 2025.

4. CAPITAL ASSETS:

Depreciation expense for capital assets for the years ended December 31, 2025 and 2024 was \$380,961 and \$588,477, respectively, and was allocated to loss adjustment expenses and underwriting expenses.

A summary of changes in capital assets and accumulated depreciation follows:

<u>2025</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Depreciable capital assets:				
Electronic data processing equipment	\$ 20,402,215	\$ 89,841	\$ -	\$ 20,492,056
Office equipment	<u>1,404,824</u>	<u>37,120</u>	<u>-</u>	<u>1,441,944</u>
Total depreciable assets	21,807,039	126,961	-	21,934,000
Less accumulated depreciation				
Electronic data processing equipment	(19,415,030)	(347,330)	-	(19,762,360)
Office equipment	<u>(1,200,536)</u>	<u>(33,631)</u>	<u>-</u>	<u>(1,234,167)</u>
Total accumulated depreciation	<u>(20,615,566)</u>	<u>(380,961)</u>	<u>-</u>	<u>(20,996,527)</u>
Capital assets, net	<u>\$ 1,191,473</u>	<u>\$ (254,000)</u>	<u>\$ -</u>	<u>\$ 937,473</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

4. CAPITAL ASSETS: (Continued)

<u>2024</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Depreciable capital assets:				
Electronic data processing equipment	\$ 19,360,373	\$ 1,059,359	\$ (17,517)	\$ 20,402,215
Office equipment	1,404,824	-	-	1,404,824
Total depreciable assets	20,765,197	1,059,359	(17,517)	21,807,039
Less accumulated depreciation:				
Electronic data processing equipment	(18,873,988)	(558,559)	17,517	(19,415,030)
Office equipment	(1,170,618)	(29,918)	-	(1,200,536)
Total accumulated depreciation	(20,044,606)	(588,477)	17,517	(20,615,566)
Capital assets, net	<u>\$ 720,591</u>	<u>\$ 470,882</u>	<u>\$ -</u>	<u>\$ 1,191,473</u>

5. LINE OF CREDIT:

The Company maintains a line of credit providing for a maximum borrowing of \$125,000,000 at December 31, 2025 and December 31, 2024. Interest on this line is payable monthly at a variable rate based on the 30-day Secured Overnight Financing Rate (SOFR) plus 2.0% for the year ended December 31, 2025 and December 31, 2024. SOFR at December 31, 2025 and December 31, 2024 was 3.79% and 4.53%, respectively. The line of credit is secured by all premiums and accounts receivable and revenue from all sources, exclusive of emergency assessment levied pursuant to LA R.S. 22:2307E. The line matures June 1, 2027. There was no balance outstanding on the line of credit at December 31, 2025 and 2024.

6. RESTRICTED ASSETS:

Restricted assets in the Company at December 31, 2025 and 2024 consisted of the following:

	<u>2025</u>	<u>2024</u>
Cash for escheatment	\$ 8,093,845	\$ 6,737,052
Cash equivalents with bond trustee	120,862,607	142,430,865
Total	<u>\$ 128,956,452</u>	<u>\$ 149,167,917</u>

The cash for escheatment is held by the Company until escheated. Cash equivalents with bond trustee includes money market funds held by a bond trustee for the repayment of the Company's emergency assessment revenue bond issued to cover the 2005 plan year deficit resulting from Hurricanes Katrina and Rita.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

7. LIABILITIES FOR CLAIMS RESERVES AND CLAIM ADJUSTMENT EXPENSES:

The liabilities for claims reserves and claim adjustment expense reserves for the years ended December 31, 2025 and 2024 were \$51,704,650 and \$150,405,605, respectively. The reinsurance recoverables on unpaid claims for the years ended December 31, 2025 and 2024 were \$25,700,762 and \$66,923,360, respectively. The total liabilities for claims reserves and claim adjustment expense reserves, net of reinsurance recoverables on unpaid claims, for the years ended December 31, 2025 and 2024 were \$26,003,887 and \$83,482,245, respectively.

Included in the net balances above were liabilities of \$1,317,599 and \$813,244, which were included in other line items on the Statements of Net Position.

Unpaid claims and claim adjustment expenses are stated as the Company's estimate of the ultimate cost, excluding reinsurance, of settling all incurred but unpaid claims. Unpaid claims and claim adjustment expenses are not discounted and no estimate for salvage and subrogation is applied as a reduction to the unpaid losses. The estimate for unpaid claims and claim adjustment expenses is closely monitored and adjusted for changes in economic, social, judicial and legislative conditions, as well as historical trends. The Company uses various development modeling techniques to assist in the evaluation of its reserves under the direction of its chief actuary.

Management believes that the loss reserves are adequate, but establishing reserves is a judgmental and inherently uncertain process. It is, therefore, possible that as conditions and experience develops, reserve adjustments may be required in the future.

For both catastrophic and non-catastrophic claims, the loss adjusting function is performed by Company employees and contracted independent adjusting firms. The Company compensates the independent adjusting firms, depending upon the type or nature of the claims, either on per-day rate or on a graduated fee schedule based on the gross claim amount, consistent with industry standard methods of compensation.

The Company is involved in a class action lawsuit and a number of other legal proceedings arising out of various aspects of its business which have been reserved for above. See Note 16 for a description of the class action claim and other legal proceedings.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

8. LONG-TERM LIABILITIES:

Bonds Payable:

In 2016, the Company issued \$217,510,000 of assessment revenue refunding bonds in order to advance refund \$213,195,000 principal amount of the Assessment Revenue Bonds Series 2006C1 through 2006C3, \$49,785,000 principal amount of the Assessment Revenue Bond Series 2012R, and to pay the cost of issuance of the Series 2016AB bonds, which consisted of 2016A bonds of \$160,810,000 and 2016B bonds of \$56,700,000. The bonds were issued in denominations of \$5,000 or any integral multiple thereof. The 2016A bonds bear interest of 5.00% per annum, payable semiannually on June 1 and December 1 of each year, commencing December 1, 2016. The 2016A bond maturity dates range from June 1, 2023 to June 1, 2026. The 2016B bonds bear interest of 2.64% and 2.74% per annum, payable semiannually on June 1 and December 1 of each year, commencing December 1, 2016. The 2016B bond maturity dates range from June 1, 2024 to June 1, 2025. Bond principal payments of \$55,345,000 and \$53,530,000 were made during the years ended December 31, 2025 and 2024, respectively. The outstanding balance due on these bonds as of December 31, 2025 and 2024 was \$57,655,000 and \$113,000,000, respectively.

The Emergency Assessment Revenue Bond Series 2016AB are considered to be direct placements. The Company's revenue refunding bonds are secured by pledge revenues, which consists solely of the 2005 Emergency Assessments and are not secured by any other revenues or assets of the Company. In the event of default, the Company will levy the 2005 Emergency Assessment for each year in the maximum amount permitted under the Citizens Act. If the default continues, the refunding bonds are subject to acceleration, but no assurance is given that pledged revenues or other assets of the Company would be available to pay principal of and interest on the refunding bonds in full upon acceleration.

A schedule of debt service requirements, including bond premiums, as of December 31, 2025 was as follows:

	<u>Series 2016AB</u>	
<u>Maturity</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 57,655,000	\$ 1,441,375
	\$ 57,655,000	<u>\$ 1,441,375</u>
Plus Bond Premium	<u>587,592</u>	
Total Net Debt		
Service Requirement	<u>\$ 58,242,592</u>	

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

8. LONG-TERM LIABILITIES: (Continued)

Net unamortized premium at December 31, 2025 and 2024 was \$587,592 and \$2,468,370, respectively. The total interest expense on the fixed rate bonds for the years ended December 31, 2025 and 2024 was \$1,969,381 and \$3,047,293, respectively, including annual amortized net premium of \$1,880,778 and \$2,909,991, and is included in "Interest Expense" in the accompanying Statements of Revenues, Expenses and Changes in Fund Net Position.

The following is a summary of long-term debt transactions of the Company for the years ended December 31, 2025 and 2024:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Payments/ Expenditures</u>	<u>Ending Balance</u>	<u>Due within one year</u>
<u>December 31, 2025</u>					
Series 2016AB Bonds	\$ 113,000,000	\$ -	\$ (55,345,000)	\$ 57,655,000	\$ 57,655,000
Bond premium	2,468,370	-	(1,880,778)	587,592	587,592
Lease liability	2,879,030	28,193	(133,759)	2,773,464	192,970
SBITA liability	1,741,232	-	(533,734)	1,207,498	579,398
OPEB liability	2,457,253	303,899	(82,562)	2,678,590	-
Total	<u>\$ 122,545,885</u>	<u>\$ 332,092</u>	<u>\$ (57,975,833)</u>	<u>\$ 64,902,144</u>	<u>\$ 59,014,960</u>

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Payments/ Expenditures</u>	<u>Ending Balance</u>	<u>Due within one year</u>
<u>December 31, 2024</u>					
Series 2016AB Bonds	\$ 166,530,000	\$ -	\$ (53,530,000)	\$ 113,000,000	\$ 55,345,000
Bond premium	5,378,361	-	(2,909,991)	2,468,370	1,880,779
Lease liability	2,894,737	56,174	(71,881)	2,879,030	133,759
SBITA liability	2,232,884	-	(491,652)	1,741,232	533,734
OPEB liability	2,634,932	-	(177,679)	2,457,253	-
Total	<u>\$ 179,670,914</u>	<u>\$ 56,174</u>	<u>\$ (57,181,203)</u>	<u>\$ 122,545,885</u>	<u>\$ 57,893,272</u>

9. AGENT COMMISSIONS:

The Company policies are written by various insurance agents licensed in the State of Louisiana. 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 \$45,770,385 and \$48,661,637 during the years ended December 31, 2025 and 2024, respectively. Agent commissions payable were \$9,727,473 and \$11,725,749 for the years ended December 31, 2025 and 2024, respectively.

10. REINSURANCE:

The Company purchases private reinsurance through Guy Carpenter & Company, LLC, as licensed reinsurance intermediaries. The participating reinsurance companies will reimburse the Company, through the intermediary, a specified percentage of losses incurred if a prescribed retention is reached.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

10. REINSURANCE: (Continued)

The Company purchases reinsurance based on levels of loss. The Company is liable for the first amount of ultimate net loss, shown in the table below as “Company Retention,” arising out of each loss occurrence. The reinsurer is then liable, as respects each excess layer, for the amount by which such ultimate net loss exceeds the Company’s applicable retention for that layer. However, the liability of the reinsurer under any excess layer of reinsurance coverage provided does not exceed either of the following: (1) the amount shown below as “Reinsurer Per Occurrence Limit” for that excess layer as respects loss or losses arising out of any one loss occurrence, or (2) the amount shown as “Reinsurer’s Term Limit” for that excess layer. Each excess layer of reinsurance coverage provided was as follows:

Reinsurance in place for the year ended December 31, 2025 was as follows:

<u>January 1, 2025 to May 31, 2025 (in thousands)</u>						
	First Excess	Second Excess	Third Excess	Fourth Excess	Fifth Excess	Sixth Excess
Company's retention	\$ 200,000	\$ 300,000	\$ 500,000	\$ 800,000	\$ 1,050,000	\$ 1,330,000
Reinsurer's per occurrence limit	\$ 100,000	\$ 200,000	\$ 300,000	\$ 250,000	\$ 280,000	\$ 670,000
Reinsurer's term limit	\$ 200,000	\$ 400,000	\$ 600,000	\$ 500,000	\$ 560,000	\$ 1,340,000
Annual minimum premium	\$ 42,000	\$ 66,000	\$ 66,000	\$ 35,000	\$ 33,600	\$ 67,000

<u>June 1, 2025 to December 31, 2025 (in thousands)</u>						
	First Excess	Second Excess	Third Excess	Fourth Excess	Sixth Excess	Seventh Excess
Company's retention	\$ 200,000	\$ 300,000	\$ 490,000	\$ 800,000	\$ 1,330,000	\$ 1,775,000
Reinsurer's per occurrence limit	\$ 100,000	\$ 190,000	\$ 310,000	\$ 250,000	\$ 445,000	\$ 175,000
Reinsurer's term limit	\$ 200,000	\$ 380,000	\$ 620,000	\$ 500,000	\$ 890,000	\$ 350,000
Annual minimum premium	\$ 38,000	\$ 56,525	\$ 61,225	\$ 30,625	\$ 38,938	\$ 13,563

Reinsurance in place for the year ended December 31, 2024 was as follows:

<u>January 1, 2024 to May 31, 2024 (in thousands)</u>						
	First Excess	Second Excess	Third Excess	Fourth Excess	Fifth Excess	Sixth Excess
Company's retention	\$ 200,000	\$ 300,000	\$ 500,000	\$ 800,000	\$ 1,050,000	\$ 1,330,000
Reinsurer's per occurrence limit	\$ 100,000	\$ 200,000	\$ 300,000	\$ 250,000	\$ 280,000	\$ 420,000
Reinsurer's term limit	\$ 200,000	\$ 400,000	\$ 600,000	\$ 500,000	\$ 560,000	\$ 840,000
Annual minimum premium	\$ 38,500	\$ 57,500	\$ 57,000	\$ 34,375	\$ 33,600	\$ 44,100

<u>June 1, 2024 to December 31, 2024 (in thousands)</u>						
	First Excess	Second Excess	Third Excess	Fourth Excess	Fifth Excess	Sixth Excess
Company's retention	\$ 200,000	\$ 300,000	\$ 500,000	\$ 800,000	\$ 1,050,000	\$ 1,330,000
Reinsurer's per occurrence limit	\$ 100,000	\$ 200,000	\$ 300,000	\$ 250,000	\$ 280,000	\$ 670,000
Reinsurer's term limit	\$ 200,000	\$ 400,000	\$ 600,000	\$ 500,000	\$ 560,000	\$ 1,340,000
Annual minimum premium	\$ 42,000	\$ 66,000	\$ 66,000	\$ 35,000	\$ 33,600	\$ 67,000

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

10. REINSURANCE: (Continued)

The premiums can also potentially be adjusted if the total insurable value is greater than 10% or less than 5% of the estimated total insurable value used to calculate the contract premium.

During the years ended December 31, 2025 and 2024, the Company also purchased facultative reinsurance through Guy Carpenter & Company. Facultative reinsurance is coverage purchased by the Company to cover a single risk or policy. The Company obtained this reinsurance to cover high value policies against the risk of loss. The reinsurance covers the full length of the policy.

During the year ended December 31, 2024, the Company also purchased County Weighted Industry Loss reinsurance based on levels of loss. The Company is liable for the first amount of ultimate net loss, shown in the table below as “Company Retention,” arising out of each loss occurrence. The reinsurer is then liable, as respects each excess layer, for the amount by which such ultimate net loss exceeds the Company’s applicable retention for that layer. However, the liability of the reinsurer under any excess layer of reinsurance coverage provided does not exceed either of the following: (1) the amount shown below as “Reinsurer Per Occurrence Limit” for that excess layer as respects loss or losses arising out of any one loss occurrence, or (2) the amount shown as “Reinsurer’s Term Limit” for that excess layer. Each excess layer of reinsurance coverage provided during the year ended December 31, 2024 was as follows:

December 31, 2024 (in thousands):

	Second/Third County Weighted Industry Loss	Fourth/Fifth County Weighted Industry Loss	Sixth County Weighted Industry Loss
Company's Retention	\$ 300,000	\$ 800,000	\$ 1,330,000
Reinsurer's Per Occurrence Limit	\$ 500,000	\$ 530,000	\$ 670,000
Reinsurer's Term Limit	\$ 1,000,000	\$ 1,060,000	\$ 1,340,000
Annual Minimum Premium	\$ 111,250	\$ 55,650	\$ 53,600

During the year ended December 31, 2025, the Company was able to secure full reinsurance coverage through traditional reinsurance and catastrophe bonds. Therefore, the Company did not have County Weighted Industry Loss reinsurance for the year ended December 31, 2025.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
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DECEMBER 31, 2025 AND 2024

10. REINSURANCE: (Continued)

As of December 31, 2025, the Company had additional coverage through five catastrophe bonds. In 2025, the Company purchased additional coverage through a \$280 million, Class A three-year catastrophe bond that provides coverage for 100% of up to \$1.33 billion in losses in excess of \$1.05 billion covered by retention and traditional reinsurance.

In 2024, the Company purchased additional coverage through a \$200 million, Class A three-year catastrophe bond that provides coverage for 29.85% of up to \$2 billion in losses in excess of \$1.33 billion covered by retention and traditional reinsurance. The Company also purchased a \$75 million, Class B three-year catastrophe bond that provides coverage for 25% of up to \$800 million in losses in excess of \$500 million covered by retention and traditional reinsurance.

In 2023, the Company purchased additional coverage through a \$120 million, Class A three-year catastrophe bond that provides coverage for 48% of up to \$1.05 billion in losses in excess of \$800 million covered by retention and traditional reinsurance. The Company also purchased a \$75 million, Class B three-year catastrophe bond that provides coverage for 25% of up to \$800 million in losses in excess of \$500 million covered by retention and traditional reinsurance.

In 2022, the Company purchased additional coverage through a \$120 million, Class A three-year catastrophe bond that provides coverage for 53% of up to \$525 million in losses in excess of \$300 million covered by retention and traditional reinsurance. The Company also purchased a \$55 million, Class B three-year catastrophe bond that provides coverage for 24% of up to \$525 million in losses in excess of \$300 million covered by retention and traditional reinsurance. The 2022 catastrophe bonds were retired during the year ended December 31, 2025.

In 2021, the Company purchased additional coverage through a \$75 million, Class A three-year catastrophe bond that provides coverage for 75% of up to \$345 million in losses in excess of \$245 million covered by retention and traditional reinsurance. The Company also purchased additional coverage through a \$50 million, Class B three-year catastrophe bond that provides coverage for 100% of up to \$120 million in losses in excess of \$70 million covered by retention and traditional reinsurance. The 2021 catastrophe bonds were retired during the year ended December 31, 2024.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

10. REINSURANCE: (Continued)

The effect of reinsurance on premiums written and earned during the years ended December 31, 2025 and 2024 were as follows:

Year ended December 31, 2025

	<u>Premiums</u>	
	<u>Written</u>	<u>Earned</u>
Direct	\$ 462,852,003	\$ 494,524,992
Ceded	(273,426,556)	(273,426,556)
Net premiums	<u>\$ 189,425,447</u>	<u>\$ 221,098,436</u>

Year ended December 31, 2024

	<u>Premiums</u>	
	<u>Written</u>	<u>Earned</u>
Direct	518,276,701	\$ 584,485,392
Ceded	(279,041,748)	(279,041,748)
Net premiums	<u>\$ 239,234,953</u>	<u>\$ 305,443,644</u>

Amounts recoverable from reinsurers on unpaid losses and loss adjustment expenses are estimated based on the allocation of estimated unpaid losses and loss adjustment expenses among coverage lines. Actual amount recoverable will depend on the ultimate settlement of losses and loss adjustment expenses. Reinsurance contracts do not relieve the Company from its obligation to policyholders. The Company 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.

At December 31, 2025 and 2024, the Company had reinsurance receivables on unpaid claims of \$25,700,762 and \$66,923,360 and reinsurance recoverables on paid losses of \$637,599 and \$5,206,945, respectively. The reinsurance receivable on unpaid claims is netted with the loss reserve liability on the Statements of Net Position.

11. RETIREMENT PLANS:

Prior to September 1, 2008, the Company sponsored a non-contributory agent multiple-employer defined benefit pension plan covering all employees that were hired prior to April 1, 2008, through a services agreement with Property Insurance Association of Louisiana (PIAL) to participate in the Pension Plan for Insurance Organization (PPIO).

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. RETIREMENT PLANS: (Continued)

Benefits Provided:

PPIO provides retirement and survivor's benefits to all qualified employees of the Company. The following is a brief description of the plan and its benefits. Participants should refer to the detailed plan description for more complete information.

Normal Retirement Benefit:

Normal retirement benefit is the annual benefit that is payable as a life annuity beginning on individual's normal retirement date. Normal retirement benefit is equal to the following:

- 1.15% of average annual compensation up to covered compensation multiplied by years of credited service (maximum 35 years); plus
- 1.55% of average annual compensation in excess of covered compensation multiplied by years of credited service (maximum 35 years); plus
- 0.5% of average annual compensation multiplied by years of credited service from 35 to 45 years.

Under a life annuity, participant will receive monthly payments for the rest of his/her life. No benefits will be paid after the death.

Minimum Retirement Benefit

Normal retirement benefit cannot be less than the benefit the participant would have received on any earlier retirement date or the benefit accrued as of December 31, 1988. Also, if the participant has completed at least 15 years of vesting service, normal retirement benefit will not be less than \$1,200 per year. If the participant has completed less than 15 years of vesting service, the \$1,200 will be reduced by \$80 for each year of vesting service that is less than 15 years.

Adjustment of Pension Benefit Payment Before or After Normal Retirement Date

Following the termination of employment, the participant may decide when to begin pension benefit payments. The amount of the pension benefit that a member may receive as a life annuity may vary if he/she receives pension benefit payments on a date other than normal retirement date. Generally, the following rules apply:

- If participant has completed at least 15 years of vesting service, the life annuity he/she could begin to receive on normal retirement date will be unreduced if individual begins to receive pension benefit payments as of the first day of any month between the first day of the month after attaining age 62 and before normal retirement date.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. RETIREMENT PLANS: (Continued)

Benefits Provided: (Continued)

- If participant has completed at least 15 years of vesting service, the life annuity he/she could begin to receive on normal retirement date will be reduced, but by less than a full actuarial reduction, if individual begins to receive pension benefit payments as of the first day of any month between the first day of the month after attaining age 55 and before the first day of the month after attaining age 62.
- If participant has completed at least 5 years of vesting service but less than 15 years of vesting service, the life annuity he/she could begin to receive on normal retirement date will be actuarially reduced if individual begins to receive pension benefit payments as of the first day of any month between the first day of the month after attaining age 55 and before normal retirement date.
- If participant begins pension benefit payments after the normal retirement date, the life annuity, he/she could begin to receive on normal retirement date (or upon termination of employment if later) will be actuarially increased until the benefit commencement date.

Early Retirement Benefit

If participant terminates employment and begins to receive a pension benefit as a life annuity before normal retirement date, the life annuity may be reduced because it commences early. The reduction for early commencement is described below.

Age 55 with at Least 5, but Less Than 15 Years of Vesting Service

Individuals may begin receiving pension benefits before normal retirement date if he/she is age 55 or older and has completed at least 5, but less than 15, years of vesting service. Pension benefits will be actuarially reduced based on member's age when commenced benefit to reflect the longer period over which pension benefit will be paid.

The following factors are used to determine the amount of benefit a participant would receive as a life annuity on an earlier retirement date. Normal retirement benefit would be multiplied by the factors below (which are adjusted for partial years) to determine reduced pension amount payable as a life annuity:

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. RETIREMENT PLANS: (Continued)

Benefits Provided: (Continued)

Age at early retirement:	Early retirement reduction factor for normal retirement benefit
64	0.909
63	0.828
62	0.756
61	0.693
60	0.636
59	0.586
58	0.540
57	0.499
56	0.462
55	0.428

Age 55 with at Least 15 Years of Vesting Service

The participant may begin receiving pension benefits before normal retirement date if he/she is age 55 or older and has completed at least 15 years of vesting service. Pension benefit will have less of an early retirement reduction than if the participant had completed fewer than 15 years of vesting service.

If the participant terminates employment with at least 15 years of vesting service and elects to commence pension benefits on or after reaching age 62 but before reaching age 65, pension benefit payable as a life annuity will be equal to the amount payable as a life annuity beginning on normal retirement date.

If the participant terminates employment with at least 15 years of vesting service and elects to commence pension benefits on or after reaching age 55 but prior to age 62, pension benefit payable as a life annuity will be equal to the amount of a normal retirement benefit, but reduced to take into account younger age and the longer period over which benefit payments will be received.

The following factors are used to determine the amount of benefit participant would receive as a life annuity beginning on an earlier retirement date. Normal retirement benefit would be multiplied by the factors below (which are adjusted for partial years) to determine a reduced pension amount payable as a life annuity:

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NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. RETIREMENT PLANS: (Continued)

Benefits Provided: (Continued)

Age at early retirement:	Early retirement reduction factor for normal retirement benefit
61	0.97
60	0.94
59	0.89
58	0.84
57	0.79
56	0.74
55	0.69

Special Social Security Supplement

In addition to the pension benefits described above, if the participant begins receiving benefits before age 62, completed at least 15 years of vesting service, and elects to receive retirement benefits as a life annuity, the individual will receive, from benefit commencement date to the first day of the month on or after 62nd birthday (or date of death if earlier), the amount described as follows, reduced by the applicable early retirement reduction factor above: 0.4% of average annual compensation up to covered compensation multiplied by years of credited service, up to a maximum of 35 years. This amount is then adjusted by the early retirement reduction factor of 0.89. The participant would receive an additional amount equal to \$575 per month until age 62.

If the member elects to receive a pension benefit in a form of payment other than a life annuity, the special social security supplement will be adjusted to reflect that other form of payment.

Once the member has attained age 62, the special social security supplement will cease. If the participant elects to receive pension benefits as a life annuity, the special social security supplement will cease at date of death if he/she would die before reaching age 62. The special social security supplement is intended to provide bridge payments until the participant is eligible to begin receiving social security retirement benefits. This supplement will cease at age 62, regardless of whether or not the member has applied for social security benefits.

Small Benefit and Younger Than Age 55

If the participant terminates employment after becoming vested and the value of pension benefits when he/she terminates employment exceeds \$5,000, the participant may begin to receive pension benefits as of the first day of any month following termination of employment provided that the value of pension benefits does not exceed \$20,000 as of that time. Individual may elect to receive pension benefits in a lump sum or in another form of payment. If the participant elects to receive pension benefits beginning before age 55, pension benefits will be actuarially reduced based on age when a member commences benefit to reflect the longer period over which pension benefits will be paid.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. RETIREMENT PLANS: (Continued)

Benefits Provided: (Continued)

Pension Guarantees

Pension benefits under this plan are insured by the PBGC, a Federal insurance agency. If the plan terminates (ends) without enough money to pay all benefits, the PBGC will step in to pay pension benefits. Most people receive all of the pension benefits they would have received under their plan, but some people may lose certain benefits. The PBGC guarantee generally covers:

- Normal and early retirement benefits;
- Disability benefits if a participant becomes disabled before the plan terminates;
- Certain benefits for survivors.

Employees Covered by the Benefit Terms

As of December 31, 2025 and 2024, the following employees were covered by the Plan:

	<u>2025</u>	<u>2024</u>
Active employees	17	17
Inactive employees or beneficiaries currently receiving benefits	18	19
Inactive employees entitled to but not yet receiving benefits	<u>4</u>	<u>6</u>
Total	<u><u>39</u></u>	<u><u>42</u></u>

Contributions:

Contributions to pay for plan benefits are paid by the participating employers to a trust administered by the Principal Trust Company (the Trust), or its successors or assigns. When participants retire, the necessary amount will be allocated from the available funds under the Trust to provide pension benefits. Both the participant and employer contribute toward social security taxes throughout the participant's career; however, the cost of the plan is paid entirely by participating employers. Participants are not required to contribute to the plan.

Net Pension Asset, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

As of December 31, 2025 and 2024, the Company reported an asset of \$349,429 and \$200,127, respectively, for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2025 and 2024, and the total pension asset used to calculate the net pension asset was determined by an actuarial valuation as of those dates.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. RETIREMENT PLANS: (Continued)

Net Pension Asset, Pension Expense, and Deferred Outflows of Resources
and Deferred Inflows of Resources Related to Pensions: (Continued)

For the years ended December 31, 2025 and 2024, the Company recognized pension benefit of \$149,302 and pension expense of \$83,718, respectively. As of December 31, 2025 and 2024, the Company reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

<u>2025</u>	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 31,095	\$ 662
Change of assumptions	7,059	22,254
Net difference between projected and actual earnings on pension plan investments	32,654	-
Total	<u>\$ 70,808</u>	<u>\$ 22,916</u>
 <u>2024</u>	 Deferred Outflows of Resources	 Deferred Inflows of Resources
Differences between expected and actual experience	\$ 43,527	\$ 1,768
Change of assumptions	-	90,289
Net difference between projected and actual earnings on pension plan investments	225,953	-
Total	<u>\$ 269,480</u>	<u>\$ 92,057</u>

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense/(benefit) as follows:

Year ending:	Amount
2026	\$ 96,572
2027	(20,373)
2028	(6,884)
2029	(21,423)
2030	-
Total	<u>\$ 47,892</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. RETIREMENT PLANS: (Continued)

Actuarial Assumptions:

The total pension liability in the December 31, 2025 and 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

	<u>2025</u>	<u>2024</u>
Discount Rate	6.00%	6.00%
Investment Rate of Return	6.00%	6.00%
Inflation	3.00%	3.00%
Salary Increase	N/A	N/A
Mortality Rates	Pri-2012: separate employee, retiree and contingent annuitant with MP-2021 mortality adjusted with a 0.98 multiplier for post-retirement rates	Pri-2012: separate employee, retiree and contingent annuitant with MP-2021 mortality improvement scale applied on a generational basis

Discount Rate:

The discount rate used to measure the total pension liability for the years ended December 31, 2025 and 2024 was 6.00%. The long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Plan's Net Pension Asset:

Changes in the Plan's net pension asset for the years ended December 31, 2025 and 2024 were as follows:

	<u>Increase (Decrease)</u>		
	<u>Total Pension Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Net Pension Asset</u>
Balance, December 31, 2024	\$ 1,722,938	\$ 1,923,065	\$ 200,127
Change for the year:			
Service cost	-	-	-
Interest cost	98,895	-	(98,895)
Difference between expected and actual experience	12,223	-	(12,223)
Changes of assumptions	10,267	-	(10,267)
Employer contributions	-	72,652	72,652
Net investment income	-	219,553	219,553
Benefit payments	(149,381)	(149,381)	-
Administrative expenses	-	(21,518)	(21,518)
Net changes	<u>(27,996)</u>	<u>121,306</u>	<u>149,302</u>
Balance, December 31, 2025	<u>\$ 1,694,942</u>	<u>\$ 2,044,371</u>	<u>\$ 349,429</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. RETIREMENT PLANS: (Continued)

Changes in Plan's Net Pension Asset: (Continued)

	Increase (Decrease)		
	Total Pension <u>Liability</u>	Plan Fiduciary <u>Net Position</u>	Net Pension <u>Asset</u>
Balance, December 31, 2023	\$ 1,719,509	\$ 2,003,354	\$ 283,845
Change for the year:			
Service cost	-	-	-
Interest cost	98,587	-	(98,587)
Difference between expected and actual experience	57,602	-	(57,602)
Changes of assumptions	-	-	-
Employer contributions	-	42,126	42,126
Net investment income	-	50,610	50,610
Benefit payments	(152,760)	(152,760)	-
Administrative expenses	-	(20,265)	(20,265)
Net changes	<u>3,429</u>	<u>(80,289)</u>	<u>(83,718)</u>
Balance, December 31, 2024	<u>\$ 1,722,938</u>	<u>\$ 1,923,065</u>	<u>\$ 200,127</u>

Sensitivity of the Company's Proportionate Share of the Net Pension Asset to Changes in the Discount Rate:

The following presents the Company's proportionate share of the net pension liability or net pension asset using the discount rate for the years ended December 31, 2025 and 2024 of 6.00%, as well as what the employer's proportionate share of the net pension liability or net pension asset would be if it were calculated using a discount rate that is one percentage-point lower or one percentage-point higher than the current rate at the years ended December 31, 2025 and 2024:

	1.0% Decrease <u>5.00%</u>	Current Discount Rate <u>6.00%</u>	1.0% Increase <u>7.00%</u>
<u>2025</u>			
Company's proportionate share of the net pension (liability) asset	<u>\$ 183,385</u>	<u>\$ 349,429</u>	<u>\$ 491,036</u>
<u>2024</u>			
Company's proportionate share of the net pension (liability) asset	<u>\$ 24,846</u>	<u>\$ 200,127</u>	<u>\$ 348,822</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

11. RETIREMENT PLANS: (Continued)

Payables to the Pension Plan:

As of December 31, 2025 and 2024, the Company had no outstanding payables to the defined benefit plan.

Defined Contribution Plans:

Effective September 1, 2008, the Company froze its defined benefit pension plan and replaced it with a defined contribution plan. The Company contributes 11% of each employee's wages to the defined contribution plan. Contributions are expensed each month, and the Company carried no assets or liabilities for the defined contribution plan on its statement of net position. The Company's contribution to the plan was approximately \$779,596 and \$803,246 during the years ended December 31, 2025 and 2024, respectively.

In addition, the Company sponsors a contributory 401k savings plan covering eligible employees for which the Company matches 75% of employee contributions up to a maximum of 6% of eligible compensation. The Company's matching contributions to the plan totaled approximately \$277,177 and \$257,492 for the years ended December 31, 2025 and 2024, respectively. Both defined contribution plans are 401k saving plans and are administered by Prudential Financial, Inc.

12. COMPENSATED ABSENCES:

Employees earn and accrue vacation leave at various rates, depending on their years of service. Employees are given 8 days of sick leave on December 1 each year. Additionally, on December 1, the Company will pay employees for up to a maximum of 5 unused sick days from the previous year. Unused sick leave does not carryover at the end of the year. The maximum vacation carryover at the end of the year is five days.

Upon termination, employees are compensated for any unused vacation and sick leave at the employee's hourly rate of pay at the time of termination. The liability for unused vacation leave and sick leave at December 31, 2025 and 2024 was approximately \$374,945 and \$408,536, respectively, and is included in other current liabilities on the Statements of Net Position.

13. LEASES:

The Company adopted the guidelines of the Louisiana Office of Statewide Reporting and Accounting Policy for the GASB 87 reporting of leases. Leases with a total contract value (the gross (undiscounted) aggregate value of fixed and fixed-in-substance cash flows remaining over the term of the contract, including reasonably certain renewal periods) of \$100,000 are evaluated for lease reporting under GASB 87. Leases with a total contract value under \$100,000 are recorded in the same manner as a short-term lease with rent payments reported as expense or revenue in the statement of revenues, expenses, and changes in net position as those payments are due based on the terms of the lease.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

13. LEASES: (Continued)

The Company leased office space under a non-cancelable lease with the Galleria, which originally expired in September 2023. This office space was leased for a term of 120 months, effective October 1, 2013. The lease was subsequently extended from November 1, 2023 until March 2034, a total of 125 additional months. Lease payments are due monthly, with the monthly payments increasing on an annual basis over the life of the lease. Interest due by the Company for late payments shall be at the lessor's discount rate of 4% plus the annual prime rate as published from time to time in the Wall Street Journal, with the highest rate being used if a range of rates is published. The Company evaluated its lease for embedded lease components and determined that no significant non-lease components were present.

The Galleria office lease, including the original lease and subsequent modifications, is summarized as follows:

<u>Description</u>	<u>Start Date</u>	<u>Payment Terms</u>	<u>Payment Amount</u>	<u>Interest Rate</u>	<u>Lease Liability Total</u>	<u>Lease Liability 12/31/2025</u>
Galleria lease	10/1/2013	245 months	Variable	9.67%	\$6,055,730	\$2,773,464

As of December 31, 2025 and 2024, a right of use asset, net of amortization, of \$2,256,294 and \$2,498,174, respectively, and a lease liability of \$2,773,464 and \$2,879,030, respectively, are recorded in the Company's Statements of Net Position.

Annual requirements to amortize the obligation and related interest on the amended Galleria office lease are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 192,970	\$ 259,507	\$ 452,477
2027	237,892	238,821	476,713
2028	263,474	215,105	478,579
2029	300,117	188,033	488,150
2030	340,664	157,250	497,914
Thereafter	1,438,347	245,847	1,684,194
	<u>\$2,773,464</u>	<u>\$1,304,563</u>	<u>\$ 4,078,027</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

14. SUBSCRIPTION-BASED INFORMATION TECHNOLOGY ARRANGEMENTS (SBITAs):

The Company adopted the guidelines of the Louisiana Office of Statewide Reporting and Accounting Policy for the GASB 96 reporting of SBITAs. SBITAs with a total contract value (the gross (undiscounted) aggregate value of fixed and fixed-in-substance cash flows remaining over the term of the contract, including reasonably certain renewal periods) of \$100,000 are evaluated for SBITA reporting under GASB 96. SBITAs with a total contract value under \$100,000 are recorded in the same manner as a short-term SBITA with SBITA payments reported as expense or revenue in the statement of revenues, expenses, and changes in fund net position as those payments are due based on the terms of the SBITA.

The Company entered into a SBITA with Guidewire Software, Inc., for the use of certain subscription services for InsuranceNow Cloud US. The term of the agreement is five years commencing on September 30, 2023 and ending on September 30, 2028. Subscription payments are due annually. The first minimum annual payment due in accordance with the agreement is \$327,776 and each of the four subsequent payments due are \$655,551, with no interest rate explicit in the lease. The interest rate for this SBITA is the Company's incremental borrowing rate at the time of commencement of 8.50%. As of December 31, 2025 and 2024, a right to use asset, net of amortization, of \$1,320,052 and \$1,815,071, respectively, a SBITA liability of \$1,161,055 and \$1,674,292, respectively, and SBITA accrued interest of \$24,672 and \$35,579, respectively, was recorded in the Company's Statements of Net Position.

The Company entered into a SBITA with Sapiens Americas Corporation, for the use of their FinancialPro, CheckPro, and F9 Report Writer accounting software. The term of the agreement is five years, with F9 Report Writer services commencing on January 1, 2023 and ending on December 31, 2027, and FinancialPro and CheckPro services commencing on April 1, 2023 and ending on March 31, 2028. Subscription payments are due annually, with the minimum annual payments due in accordance with the agreement increasing on an annual basis. The interest rate for this SBITA is the Company's incremental borrowing rate at the time of commencement of 8.50%. As of December 31, 2025 and 2024, a right to use asset, net of amortization of \$46,335 and \$66,929, respectively, a SBITA liability of \$46,443 and \$66,940, respectively, and SBITA accrued interest of \$2,632 and \$3,793, respectively, was recorded in the Company's Statements of Net Position.

Annual requirements to amortize the SBITA obligations and related interest on the SBITAs are as follows:

Year Ending			
December 31,	Principal	Interest	Total
2026	\$ 579,398	\$ 89,476	\$ 668,874
2027	628,100	39,111	667,211
	<u>\$1,207,498</u>	<u>\$ 128,587</u>	<u>\$ 1,336,085</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

15. UNAUDITED RECONCILIATION BETWEEN GAAP AND STATUTORY NET INCOME:

Accounting principles generally accepted in the United States of America (GAAP basis) differ in certain respects from the accounting practices prescribed or permitted by insurance regulatory authorities (statutory basis). A reconciliation between the change in fund net position and the net position as reported under GAAP basis and statutory basis for the years ended December 31, 2025 and 2024 follows:

	<u>2025</u>	<u>2024</u>
Change in fund net position - GAAP basis	\$ 205,710,269	\$ 283,659,758
Adjustments to:		
Pension plan expense	(525,770)	(142,194)
Other	(1,286,534)	(6,900,917)
Amortization expense - right of use leased assets	270,073	264,000
Amortization expense - right of use SBITA assets	515,613	515,613
Rent expense	(412,770)	(367,220)
Software maintenance expense	(681,716)	(681,451)
Interest expense	414,925	474,031
Investment change in fair value	(1,059,494)	10,367
Excess emergency assessments	(16,961,722)	(82,371,370)
Tax exempt surcharge	(15,986,769)	(18,694,184)
Net income - statutory basis	<u>\$ 169,996,105</u>	<u>\$ 175,766,433</u>
	<u>2025</u>	<u>2024</u>
Net position - GAAP basis	\$ 661,223,885	\$ 455,513,616
Adjustments to:		
Non-admitted assets	(57,243,211)	(28,081,960)
Right of use asset - lease	(2,256,294)	(2,498,174)
Right of use asset - SBITA	(1,366,387)	(1,881,999)
Net pension asset	(4,440)	522,912
Lease liability	2,773,464	2,879,030
SBITA liability	1,207,498	1,741,232
SBITA accrued interest	27,304	39,372
Other accrued liabilities	17,705	22,200
Restricted assessments	(43,709,307)	(41,457,532)
Allowance for doubtful accounts	1,549,294	2,829,752
Investment change in fair value	(874,233)	185,261
Emergency assessments receivable	(18,095,266)	(3,385,320)
Provision for reinsurance receivable	(10,350)	(90,721)
Accumulated surplus - statutory basis	<u>\$ 543,239,662</u>	<u>\$ 386,337,669</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

16. COMMITMENTS AND CONTINGENCIES:

The Company 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 Company's financial condition or results of operations.

The Company is also involved in other potentially significant litigation described below; any of which could have a material adverse effect on the financial condition or results of operations. These matters raise difficult and complicated factual and legal issues and are subject to many uncertainties and complexities, including the underlying facts of each matter; novel legal issues; variations between jurisdictions in which matters are being litigated, heard, or investigated; differences in applicable laws and judicial interpretations; the length of time before many of these matters might be resolved by settlement through litigation or otherwise; and the current legal environment faced by large corporations and insurance companies.

The outcome of these matters may be affected by decisions, verdicts, settlements and the timing of such other individual and class action lawsuits that involve the Company, other insurers, or other entities and by other legal, governmental, and regulatory actions that involve the Company, other insurers, or other entities. The outcome may also be affected by future state legislation, the timing or substance of which cannot be predicted.

In lawsuits, plaintiffs seek a variety of remedies. In some cases, the monetary damages sought to include punitive or treble damages. Often specific information about the relief sought, such as the amount of damages is not available. When specific monetary demands are made, they are often set just below a state court jurisdictional limit in order to seek the maximum amount available regardless of the specifics of the case.

For the reasons previously specified, it is often not possible to make meaningful estimates of the amount or range of loss that could result from the known and unknown matters described. The Company reviews these matters on an ongoing basis and follows appropriate accounting guidance when making accrual and disclosure decisions. When assessing "reasonably possible" and "probable" outcomes, the Company bases its decisions on its assessment of the ultimate outcome following all appeals. Additionally, in instances where a judgment, assessment or fine has been rendered against the Company, there is a presumption that criteria in reaching a "reasonably possible" and "probable" outcome have been met. In such instances, the amount of liability recorded by the Company will include the anticipated settlement amount, legal costs, insurance recoveries and other related amounts and take into account factors such as the nature of the litigation, progress of the case, opinions of legal counsel, and management's intended response to the litigation, claim or assessment.

Due to the complexity and scope of the matters disclosed below and the many uncertainties that exist, the ultimate outcome of these matters cannot be reasonably predicted. In the event of an unfavorable outcome in any one or more of these matters, the ultimate liability may be in excess of the amounts currently reserved.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

16. COMMITMENTS AND CONTINGENCIES: (Continued)

A summary of potentially significant litigation follows:

Oubre v. Louisiana Citizens Property Insurance Corporation. The plaintiffs in this suit allege that the Company failed to timely initiate loss adjustment as required by Louisiana statutory law exposing the Company to penalties up to a mandatory limit of \$5,000 per claim. On July 23, 2012, the Company settled the majority of this class action suit with a payment of \$104.7 million to the plaintiff counsel for distribution to the current class members. The Company entered into a settlement with the class for the remaining Oubre claims. For the years ended December 31, 2025 and 2024, the Company paid \$14,135,000 and \$-0-, respectively, towards the Oubre settlements. The Company has paid a total of \$159.6 million towards the final settlement as of December 31, 2025. At December 31, 2025 and 2024, the Company had a reserve of \$50,000 and \$3,700,000, respectively, for this case for resolution of the remaining claims, which the Company believes, is adequate. The reserve is included in claims and claims adjustment reserves on the accompanying Statements of Net Position.

As of December 31, 2025, there were 263 open litigation matters against the Company. The majority of these lawsuits are related to first party suits related to 2024 Hurricane Francine, 2021 Hurricane Ida and 2020 Hurricane Laura. The Company believes it has established appropriate reserves for all lawsuits, in addition to class action claims described above.

In addition to claims under the insurance policies it issues, the Company is potentially exposed to various risks of loss, including those related to torts; theft of, damage to, and destruction of assets; errors or omissions; injuries to employees; and natural disasters. As of the years ended December 31, 2025 and 2024, the Company had insurance protection in place from various commercial insurance carriers covering various exposures, including workers' compensation, property loss, employee liability, general liability, directors' and officers' liability, and business auto and cyber insurance. Management continuously revisits the limits of coverage and believes that current coverage is adequate. There were no significant reductions in insurance coverage from the previous year.

17. DEPOPULATION:

The Louisiana State Legislature created the Company to operate insurance plans as a residual market for residential and commercial property. The legislature further intended that the Company work toward the ultimate depopulation of these residual market plans also known as the Coastal Plan and FAIR Plan. To encourage the ultimate depopulation to these residual market plans, the Louisiana Citizens Property Insurance Corporation Policy Take-Out Program was created.

Under the take-out plan guidelines, not less than once per calendar year, the Company, with the approval of the governing board of the Company, may offer some or all its in-force policies for removal to the voluntary market. The Company shall include in any offers for depopulation policies that, based on geographic and risk characteristics, serve to reduce the

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

17. DEPOPULATION: (Continued)

exposure of the Company. Each insurer admitted to write homeowners insurance or insurance, insuring one or two-family owner occupied premises for fire and allied lines or insurance which covers commercial structures in the State of Louisiana may apply to the Company to become a take-out company. Insurers will be approved to participate in the depopulation of the Company based on statutory guidelines set forth in accordance with LRS 22:2314(C).

Policies may be removed from the Company at policy renewal or as part of a bulk assumption. In an assumption, the take-out company is responsible for losses occurring from the assumption date through the expiration of the Company's policy period.

Unearned premiums remitted to take-out companies pursuant to assumption agreements is reflected as a reduction in "premium earned" in the Statements of Revenues, Expenses, and Changes in Fund Net Position and totaled \$37,911,741 and \$38,027,279 for the years ended December 31, 2025 and 2024, respectively.

The Company provides administration services with respect to the assumed policies. All agreements provide for the take-out company to adjust losses. The take-out company pays a ceding commission to the Company to compensate the Company for policy acquisition costs, which includes servicing company fees and agent commissions. While the Company is not liable to cover claims after the assumption, the Company continues to service policies for items such as policyholder endorsements or cancellation refunds. Should the Company process and provide a refund to policyholders, such amount is subsequently collected from the take-out company. At December 31, 2025 and 2024, there were no assumed premiums due from certain take-out companies.

18. RESTRICTED FUND NET POSITION:

The Statement of Net Position includes \$249,443,320 and \$287,826,600 of funds restricted by enabling legislation for the repayment of Special Assessment Revenue Bonds as of December 31, 2025 and 2024, respectively. The amounts equal the excess of unspent emergency assessment collected to satisfy the debt service requirements for the year.

19. OTHER POSTEMPLOYMENT BENEFITS (OPEB):

The Louisiana Citizens Property Insurance's OPEB Plan (the OPEB Plan) is a single-employer defined benefit OPEB Plan administered by the Company. The authority to establish and/or amend the obligation of the employer, employees and retirees' rests with the Company. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Governmental Accounting Standards Board (GASB) Statement No. 75.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

19. OTHER POSTEMPLOYMENT BENEFITS (OPEB): (Continued)

Plan Description:

The Company provides postemployment medical and life insurance for qualified employees hired prior to January 1, 2010. Employees may qualify for participation in the plan by: a) attaining age 55 and completing 14 years and one hour of service or b) attaining age 60; completing at least 5 years of service, two of which occur after October 28, 2010, be employed with the Company at the time of retirement and retire in good status.

Contribution Rates:

Plan members contribute 25% of medical premiums, including Medicare supplement, dental and vision coverage, and 100% of supplemental life insurance. Plan members are not required to contribute for basic life insurance. For the years ended December 31, 2025 and 2024, the Company paid \$82,562 and \$56,145, respectively, for retiree insurance premiums.

Employees Covered by Benefit Terms:

At December 31, 2025 and 2024, the following employees were covered by the benefit terms:

	<u>2025</u>	<u>2024</u>
Active employees	21	22
Inactive employees or beneficiaries currently receiving benefits	28	27
Inactive employees entitled to but not yet receiving benefits	-	-
Total	<u>49</u>	<u>49</u>

Actuarial Methods and Assumptions:

The total OPEB liability in the December 31, 2025 and 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

	<u>2025</u>	<u>2024</u>
Actuarial Cost Method	Entry Age	Entry Age
Discount Rate	5.75%	5.75%
Salary Increase Rate	3.00%	3.00%
Healthcare Cost Trend Rate	7.00%	7.00%
Year of Ultimate Trend Loss	2032	2031
Mortality Assumptions	Pri-2012/MP2021	Pri-2012/MP2021

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

19. OTHER POSTEMPLOYMENT BENEFITS (OPEB): (Continued)

Actuarial Methods and Assumptions: (Continued)

The discount rates were chosen by the plan sponsor based on market information on the measurement date as required by U.S. GAAP.

Actuarial valuations involve estimates of the value of the reported amounts and assumptions about the probability of events far into the future. The actuarial valuation for postemployment benefits includes estimates and assumptions regarding (1) turnover rate; (2) retirement rate; (3) health care cost trend; (4) mortality rate; (5) discount rate (investment return assumption); and (6) the period to which the costs apply (past, current, or future years if service by employees). Actuarially determined amounts are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

The actuarial calculations are based on the types of benefits provided under the terms of the substantive plan (the plan as understood by the Company and its employee plan members) at the time of the valuation and on the pattern of sharing costs between the Company and its plan members to that point. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations on the pattern of cost sharing between Board and plan members in the future. Consistent with the long-term perspective of actuarial calculations, the actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial liabilities and the actuarial value of assets.

Changes in the Total OPEB Liability:

Changes in the Plan's OPEB liability for the years ended December 31, 2025 and 2024 were as follows:

	<u>Total OPEB Liability</u>
Balance at December 31, 2024	\$ 2,457,253
Changes for the year:	
Service cost	44,898
Interest cost	141,500
Differences between expected and actual experience	55,950
Changes of assumptions	61,551
Benefit payments	(82,562)
Net changes	<u>221,337</u>
Balance at December 31, 2025	<u><u>\$ 2,678,590</u></u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

19. OTHER POSTEMPLOYMENT BENEFITS (OPEB): (Continued)

Changes in the Total OPEB Liability: (Continued)

	<u>Total OPEB Liability</u>
Balance at December 31, 2023	\$ 2,634,932
Changes for the year:	
Service cost	53,312
Interest cost	139,659
Differences between expected and actual experience	(233,607)
Changes of assumptions	(80,898)
Benefit payments	<u>(56,145)</u>
Net changes	<u>(177,679)</u>
Balance at December 31, 2024	<u><u>\$ 2,457,253</u></u>

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate:

The following presents the Company's total OPEB liability using the discount rate for the years ended December 31, 2025 and 2024 of 5.75% and 5.75%, respectively, as well as what the Company's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate at the years ended December 31, 2025 and 2024:

<u>2025</u>	1.0% Decrease <u>4.75%</u>	Current Discount <u>5.75%</u>	1.0% Increase <u>6.75%</u>
Total OPEB Liability	<u>\$ 3,048,650</u>	<u>\$ 2,678,590</u>	<u>\$ 2,373,170</u>
 <u>2024</u>	 1.0% Decrease <u>4.75%</u>	 Current Discount <u>5.75%</u>	 1.0% Increase <u>6.75%</u>
Total OPEB Liability	<u>\$ 2,804,299</u>	<u>\$ 2,457,253</u>	<u>\$ 2,171,406</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

19. OTHER POSTEMPLOYMENT BENEFITS (OPEB): (Continued)

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates:

The following presents the Company's total OPEB liability using the healthcare cost trend rate for the years ended December 31, 2025 and 2024 of 7.00%, as well as what the Company's OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare trend rate at years ended December 31, 2025 and 2024:

<u>2025</u>	1.0% Decrease <u>6.00%</u>	Current Discount <u>7.00%</u>	1.0% Increase <u>8.00%</u>
Total OPEB Liability	<u>\$ 2,372,774</u>	<u>\$ 2,678,590</u>	<u>\$ 3,051,828</u>
 <u>2024</u>	 1.0% Decrease <u>6.00%</u>	 Current Discount <u>7.00%</u>	 1.0% Increase <u>8.00%</u>
Total OPEB Liability	<u>\$ 2,170,822</u>	<u>\$ 2,457,253</u>	<u>\$ 2,808,122</u>

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB:

As of December 31, 2025 and 2024, the Company reported total OPEB liability of \$2,678,590 and \$2,457,253, respectively. The total OPEB liability was measured as of December 31, 2025 and 2024, and was determined by an actuarial valuation of that date.

For the year ended December 31, 2025 and 2024, the Company recognized OPEB income of \$316,641 and \$287,974, respectively.

As of December 31, 2025 and 2024, the Company reported deferred outflows of resources and deferred inflows of resources to OPEB from the following sources:

<u>2025</u>	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 36,657	\$ 156,028
Change of assumptions	50,810	31,868
Total	<u>\$ 87,467</u>	<u>\$ 187,896</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

19. OTHER POSTEMPLOYMENT BENEFITS (OPEB): (Continued)

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB: (Continued)

<u>2024</u>	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 12,075	\$ 333,484
Change of assumptions	27,952	420,159
Total	<u>\$ 40,027</u>	<u>\$ 753,643</u>

Amounts reported as deferred outflows of resources and deferred (inflows) of resources related to OPEB will be recognized in OPEB expense as follows:

Year ending:	
2026	\$ (108,306)
2027	7,877
Total	<u>\$ (100,429)</u>

Payables to the OPEB Plan:

As of December 31, 2025 and 2024, the Company had no outstanding payables to the OPEB plan.

20. DISAGGREGATION OF RECEIVABLE BALANCES:

Receivable balances at December 31, 2025 and 2024 were as follows:

<u>Description</u>	<u>2025</u>	<u>2024</u>
Premiums receivable	\$ 5,104,756	\$ 5,201,538
Premiums deferred	54,383,101	70,080,805
Allowance for doubtful accounts	(1,549,294)	(942,784)
Total premium receivables, net	<u>\$ 57,938,563</u>	<u>\$ 74,339,559</u>
Emergency assessment receivable	<u>\$ -</u>	<u>\$ 17,058,249</u>
Reinsurance recoverables on paid losses	\$ 637,599	\$ 7,093,913
Allowance for doubtful accounts	-	(1,886,968)
Total reinsurance recoverables on paid losses, net	<u>\$ 637,599</u>	<u>\$ 5,206,945</u>

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025 AND 2024

21. CERTAIN RISK DISCLOSURES:

In accordance with GASB Statement No. 102, *Certain Risk Disclosures*, management evaluated concentrations and constraints that could make the Company vulnerable to the risk of a substantial impact on its financial position or its ability to meet its obligations as they come due.

The Company provides property insurance coverage primarily to policyholders who are unable to obtain coverage in the voluntary insurance market, with a geographic concentration of policies within the State of Louisiana. As a result, the Company is subject to a concentration of risk related to catastrophic weather events, including hurricanes and other severe storms. Management has evaluated whether this concentration makes it vulnerable to the risk of a substantial impact. During the 12 month period following the date the financial statements were available to be issued, no specific events had occurred, had begun to occur, or were considered more likely than not to occur that would materially impact the Company's ability to meet its obligations after consideration of available reinsurance coverage and statutory assessment mechanisms.

The Company operates under statutory and regulatory requirements established by the State of Louisiana, including limitations on rate-setting, assessment authority, and policy eligibility. These constraints limit the Company's ability to independently adjust premiums or otherwise modify operations in response to changing market or loss conditions. Management has evaluated the impact of these constraints in conjunction with known events and conditions. No events associated with these constraints were identified as having occurred, begun to occur, or more likely than not to occur within the next 12 months that would result in a substantial adverse financial impact.

In managing these risks, the Company maintains a comprehensive risk management program that includes the purchase of reinsurance, participation in the capital markets, ongoing monitoring of exposure concentrations, and adherence to statutory assessment provisions designed to provide additional funding following significant loss events. Management believes these actions significantly mitigate the identified risks.

22. CHANGE IN ACCOUNTING PRINCIPLE:

For the year ended December 31, 2025, the Company implemented GASB Statement No. 103, *Financial Reporting Model Improvements*, which resulted in changes to the presentation and classification of revenues and expenses in the Statement of Revenues, Expenses, and Changes in Fund Net Position. Emergency assessment income previously reported as other nonoperating revenues is now reported as noncapital subsidies. The prior year amounts presented have been reclassified to conform with the current year's presentation. The implementation did not result in a restatement of beginning fund net position.

REQUIRED SUPPLEMENTARY INFORMATION

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULES OF CHANGES IN NET PENSION ASSET AND RELATED RATIOS
FOR THE TEN YEARS ENDED DECEMBER 31, 2025

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total pension liability:										
Service cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	98,895	98,587	95,614	89,788	90,066	94,584	95,307	97,458	97,099	98,542
Difference between expected and actual experience	12,223	57,602	(3,980)	17,870	10,181	60,606	24,723	(52,455)	(14,459)	(1,330)
Change of assumptions	10,267	-	(133,518)	(163,574)	5,787	57,104	132,883	(4,249)	(10,143)	89,909
Benefit payments, including refunds	(149,381)	(152,760)	(119,652)	(116,696)	(107,685)	(97,341)	(90,830)	(68,903)	(63,010)	(65,094)
Net change in total pension liability	(27,996)	3,429	(161,536)	(172,612)	(1,651)	114,953	162,083	(28,149)	9,487	122,027
Total pension liability - beginning	1,722,938	1,719,509	1,881,045	2,053,657	2,055,308	1,940,355	1,778,272	1,806,421	1,796,934	1,674,907
Total pension liability - ending	<u>\$ 1,694,942</u>	<u>\$ 1,722,938</u>	<u>\$ 1,719,509</u>	<u>\$ 1,881,045</u>	<u>\$ 2,053,657</u>	<u>\$ 2,055,308</u>	<u>\$ 1,940,355</u>	<u>\$ 1,778,272</u>	<u>\$ 1,806,421</u>	<u>\$ 1,796,934</u>
Plan fiduciary net position:										
Net investment income (loss)	\$ 219,553	\$ 50,610	\$ 219,064	\$ (524,982)	\$ 163,725	\$ 279,992	\$ 413,597	\$ (129,494)	\$ 267,353	\$ 134,212
Contributions - employer	72,652	42,126	-	-	45,928	6,107	23,873	29,923	10,821	-
Benefit payments, including refunds	(149,381)	(152,760)	(119,652)	(116,696)	(107,685)	(97,341)	(90,830)	(68,903)	(63,010)	(65,094)
Administrative expense	(21,518)	(20,265)	(19,349)	(19,388)	(8,901)	(8,220)	(10,658)	(9,558)	(10,948)	(12,277)
Net change in plan fiduciary net position	121,306	(80,289)	80,063	(661,066)	93,067	180,538	335,982	(178,032)	204,216	56,841
Plan fiduciary net position - beginning	1,923,065	2,003,354	1,923,291	2,584,357	2,491,290	2,310,752	1,974,770	2,152,802	1,948,586	1,891,745
Plan fiduciary net position - ending	<u>\$ 2,044,371</u>	<u>\$ 1,923,065</u>	<u>\$ 2,003,354</u>	<u>\$ 1,923,291</u>	<u>\$ 2,584,357</u>	<u>\$ 2,491,290</u>	<u>\$ 2,310,752</u>	<u>\$ 1,974,770</u>	<u>\$ 2,152,802</u>	<u>\$ 1,948,586</u>
Net pension asset - ending	<u>\$ 349,429</u>	<u>\$ 200,127</u>	<u>\$ 283,845</u>	<u>\$ 42,246</u>	<u>\$ 530,700</u>	<u>\$ 435,982</u>	<u>\$ 370,397</u>	<u>\$ 196,498</u>	<u>\$ 346,381</u>	<u>\$ 151,652</u>
Plan fiduciary net position as a % of total pension liability	120.62%	111.62%	116.51%	102.25%	125.84%	121.21%	119.09%	111.05%	119.17%	108.44%
Covered employee payroll	-	-	-	-	-	-	-	-	-	-
Net pension asset as % of covered-employee payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULES OF CHANGES IN THE
OPEB LIABILITY AND RELATED RATIOS
FOR THE EIGHT YEARS ENDED DECEMBER 31, 2025

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Total OPEB liability:								
Service cost	\$ 44,898	\$ 53,312	\$ 51,738	\$ 98,109	\$ 123,686	\$ 96,203	\$ 78,979	\$ 90,909
Interest cost	141,500	139,659	156,120	120,388	123,330	139,104	149,963	125,688
Differences between expected and actual experience	55,950	(233,607)	(383,999)	30,371	38,812	33,516	127,419	220,101
Changes of assumptions	61,551	(80,898)	62,890	(1,273,579)	(592,087)	361,184	403,418	(313,203)
Benefit payments	(82,562)	(56,145)	(77,240)	(129,394)	(150,483)	(143,874)	(126,357)	(135,115)
Net change in total OPEB liability	221,337	(177,679)	(190,491)	(1,154,105)	(456,742)	486,133	633,422	(11,620)
Total OPEB liability - beginning:	2,457,253	2,634,932	2,825,423	3,979,528	4,436,270	3,950,137	3,316,715	3,328,335
Total OPEB liability - ending:	<u>\$ 2,678,590</u>	<u>\$ 2,457,253</u>	<u>\$ 2,634,932</u>	<u>\$ 2,825,423</u>	<u>\$ 3,979,528</u>	<u>\$ 4,436,270</u>	<u>\$ 3,950,137</u>	<u>\$ 3,316,715</u>
Covered-employee payroll	\$ 2,864,107	\$ 2,871,095	\$ 2,897,495	\$ 2,753,332	\$ 2,737,460	\$ 2,737,121	\$ 2,806,790	\$ 2,890,594
Total OPEB liability as a % of covered-employee payroll	93.52%	85.59%	90.94%	102.62%	145.37%	162.08%	140.74%	114.74%

This schedule is intended to show information for 10 years. Additional years will be presented as they become available.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2025

1. PENSION:

Changes in Benefit Terms:

There were no changes of benefit terms for any of the years presented in the Schedule of Changes in Net Pension Asset and Related Ratios.

Changes in Assumptions:

Amounts reported for 2024 reflect a decrease in the inflation used in calculations from 3.50% to 3.00%. Also, the assumed rate of return used in calculations was increased from 5.25% to 6.00%.

Amounts reported for 2023 reflect an increase to the discount rate used to measure total pension liability from 5.25% to 6.00%. Also, the inflation used in calculations was increased from 3.00% to 3.50%.

Amounts reported for 2022 reflect an increase to the discount rate used to measure total pension liability from 4.50% to 5.25%. Also, the assumed investment rate of return used in calculations was increased from 4.50% to 5.25%.

Amounts reported for 2021 reflect a change to the use of the PRI-2012 mortality tables with the MP-2021 mortality improvement scale applied on a generational basis.

Amounts reported for 2020 reflect a change to the use of the PRI-2012 mortality tables with the MP-2020 mortality improvement scale applied on a generational basis. Also, the discount rate used to measure the total pension liability was reduced from 5.00% to 4.50%.

Amounts reported for 2019 reflect a change to the use of the PRI-2012 mortality tables with the MP-2019 mortality improvement scale applied on a generational basis. Also, the discount rate used to measure the total pension liability was reduced from 5.50% to 5.00%.

Amounts reported for 2018 reflect a change to the use of the RP-2014 mortality tables with the MP-2018 mortality improvement scale applied on a generational basis.

Amounts reported for 2017 reflect a change to the use of the RP-2014 mortality tables with the MP-2017 mortality improvement scale applied on a generational basis.

Amounts reported for 2016 reflect a change to the use of the RP-2014 mortality tables with the MP-2016 mortality improvement scale applied on a generational basis. Also, in 2016, the discount rate used to measure the total pension liability was reduced from 6.00% to 5.50%.

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2025

2. OTHER POSTEMPLOYMENT BENEFITS (OPEB):

The actuarial methods and assumptions used to calculate the total OPEB liability are described in Note 19 to the financial statements.

There were no changes in benefit terms for the years presented.

No assets are accumulated in a trust that meets the criteria in GASB Statement No. 75, paragraph 4.

Changes in Assumptions:

The discount rate changed from 5.25% as of December 31, 2023 to 5.75% as of December 31, 2024.

The discount rate changed from 5.50% as of December 31, 2022 to 5.25% as of December 31, 2023.

The discount rate changed from 3.00% as of December 31, 2021 to 5.50% as of December 31, 2022.

The discount rate changed from 2.75% as of December 31, 2020 to 3.00% as of December 31, 2021.

The discount rate changed from 3.50% as of December 31, 2019 to 2.75% as of December 31, 2020.

The discount rate changed from 4.50% as of December 31, 2018 to 3.5% as of December 31, 2019.

SUPPLEMENTARY INFORMATION

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
SUPPLEMENTARY INFORMATION
SCHEDULE OF BOARD MEMBER COMPENSATION
FOR THE YEAR ENDED DECEMBER 31, 2025

<u>Board Members</u>	<u>Per Diem</u>	<u>Expense Reimbursement</u>	<u>Total Compensation</u>
Ben Albright	\$ -	\$ -	\$ -
Brian E. Chambley	-	-	-
Dana Dugas	-	207	207
Daryl V. Burckel	-	189	189
Eric Berger	-	-	-
Joseph "Jody" Guillot	-	573	573
Kevin Reinke	-	-	-
Kirk Talbot	-	-	-
Michael "Gabe" Firment	-	-	-
Renee Free	-	-	-
Robert Page	-	-	-
Samuel Wilkinson	-	-	-
Steven Werner	-	-	-
Tim Temple	-	-	-
William P. Chauvin	-	-	-
William Starr	-	98	98
	<u>\$ -</u>	<u>\$ 1,067</u>	<u>\$ 1,067</u>



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(1919-1990)
William R. Hogan, Jr., CPA
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James Maher, Jr., CPA
(1921-1999)

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Michelle H. Cunningham, CPA
Grady C. Lloyd, III, CPA
Robynn P. Beck, CPA
J. Patrick Butler, III, CPA
Wesley D. Wade, CPA

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

June 25, 2026

To the Board of Directors of
Louisiana Citizens Property Insurance Corporation
Metairie, Louisiana

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 Louisiana Citizens Property Insurance Corporation (the "Company"), a component unit of the State of Louisiana, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Company's basic financial statements, and have issued our report thereon dated June 25, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Company's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we do not express an opinion on the effectiveness of the Company's internal control.

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Society of LA CPAs

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 over financial reporting was for the limited purpose described in the first paragraph and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Company's basic financial statements are free of 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 financial statements. 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. Under Louisiana Revised Statute 24:513, this report is distributed by the Legislative Auditor as a public document.

Duplantier, Chapman, Hogan and Baker, LLP

Metairie, Louisiana

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
SUMMARY SCHEDULE OF FINDINGS
DECEMBER 31, 2025

SUMMARY OF AUDITOR'S RESULTS:

1. The opinion issued on the financial statements of Louisiana Citizens Property Insurance Corporation for the year ended December 31, 2025 was unmodified.
2. There were no significant deficiencies or material weaknesses required to be disclosed by Government Auditing Standards.
3. There were no instances of noncompliance considered material to the financial statements, as defined by Government Auditing Standards.

FINDINGS – FINANCIAL STATEMENT AUDIT:

NONE

LOUISIANA CITIZENS PROPERTY INSURANCE CORPORATION
SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS
DECEMBER 31, 2025

STATUS OF PRIOR YEAR AUDIT FINDINGS:

NONE