

Meeting of the Governing Committee
Texas FAIR Plan Association
Teleconference/Web Conference

February 19, 2024

Moody Gardens Hotel

7 Hope Blvd.

Galveston, TX

3:00 p.m.



Interested parties can listen to the meeting live by going to www.texasfairplan.org.
Go to “About Us/Board Meetings” and access the video conferencing website with
instructions available on www.texasfairplan.org.

***Indicates item on which the General Manager believes the TFPA Governing Committee is likely to take action. However, the governing committee may take action on any item that appears on this agenda.**

1. Call to Order – Reminder of the Anti-Trust Statement
 - A. Welcoming Remarks – *Mark Solomon* 5 minutes
 - B. Reminder of Anti-Trust Statement – *Mark Solomon or Counsel*
 - C. Meeting Format Information – *Kristina Donley*

2. Approve the Minutes from Prior Governing Committee Meeting 5 minutes
– *Mark Solomon – Action/Vote Likely**

3. TFPA Operational Dashboard – *David Durden* 5 minutes

4. Financial 30 minutes
 - A. Report of the Secretary/Treasurer – *Debbie King – Action/Vote Likely**
 1. Income Statement
 2. Management Discussion and Analysis
 - B. Financial Statement Review by Staff – *Stuart Harbour*
 1. Income Statement and Expense Statement
 2. Balance Sheet
 3. Cash & Short-Term Investments
 4. Cash Flow Statement
 5. Historical Data

5. Actuarial – *Jim Murphy* 25 minutes
 - A. Reserve Adequacy
 - B. Policy Count/Exposures
 - C. Rate Filing Update – *Action/Vote Likely**
 - D. TFPA Assessment Discussion – *Action/Vote Likely**
 - E. Appointed Actuary Qualification Documentation

6. Internal Audit Status & Update – *Bruce Zaret – Weaver* 10 minutes

7. Underwriting Operational Review Update – <i>Michael Ledwik</i>	<i>10 minutes</i>
8. Claims	<i>15 minutes</i>
A. Claims Operations – Overview – <i>Dave Williams</i>	
B. Litigation Summary – <i>Jessica Crass</i>	
9. TFPA Operations	<i>20 minutes</i>
A. IT System Enhancements – <i>Camron Malik</i>	
B. Communications and Legislative Affairs Update – <i>David Durden</i>	
10. Closed Session (Governing Committee Only)	<i>10 minutes</i>
A. Personnel Issues	
B. Legal Advice	
11. Matters Deliberated in Closed Session That May Require Action, if any, of the Governing Committee – Action/Vote Likely*	<i>5 minutes</i>
12. Election of Officers – Mark Solomon – Action/Vote Likely*	<i>10 minutes</i>
13. Future Meetings – <i>David Durden</i>	<i>5 minutes</i>
• May 6, 2024 – Hyatt Regency – Austin	
• August 5, 2024 – Tremont House – Galveston	
• December 9, 2024 – Omni Hotel – Corpus Christi	
14. Committees – <i>Mark Solomon</i>	<i>5 minutes</i>
15. Adjourn	
Estimated Total Length of Meeting	2 hours 40 minutes

1. Call to Order



TEXAS FAIR PLAN
ASSOCIATION

Anti-Trust Statement

The creation and operation of the Fair Access to Insurance Requirements (FAIR) Plan Association is authorized under Article 21.49A (now Chapter 2211) of the Texas Insurance Code. The Governing Committee is authorized to administer the FAIR Plan.

When involved in meetings or other activities of the FAIR Plan, Governing Committee members and insurer and agent participants are bound to limit their discussions and actions to matters relating solely to the business of the FAIR Plan and shall not discuss or pursue the business interests of individual insurers, agents, or others. There should be no discussions of or agreements to act that serve to restrain competition. This prohibition includes the exchange of information concerning individual company rates, coverage, market practices, claim settlement practices and other competitive aspects of individual company operations. Each member is obligated to speak up immediately for the purpose of preventing any discussion of any of the foregoing subjects. Counsel is asked to help us be mindful of these restraints and to alert us when our discussion goes into any of the prohibited subject areas.

2. Approve the Minutes

**Minutes of the Texas FAIR Plan Association
Governing Committee Meeting
Teleconference/Webinar**



Omni Hotel
900 North Shoreline Blvd.
Corpus Christi, TX

December 11, 2023

The Following Governing Committee Members were Present, Representing:

- | | |
|--------------------------------------|-----------------------------------|
| 1. Mark Solomon (Chair) | Agent Member |
| 2. Wendy Mueller (Vice Chair) | State Farm |
| 3. Debbie King (Secretary/Treasurer) | AmTrust |
| 4. Frank Baumann | Public Member |
| 5. Georgia Neblett | Public Member |
| 6. Tim McCarthy | Texas Farm Bureau |
| 7. Danny Pringle | USAA |
| 8. John Miletti | Travelers |
| 9. E. Jay Sherlock | Public Member |
| 10. Marianne Baker | Ex-Officio Non-Voting Member, TDI |

The Following TFPA Staff, Counsel, and Agents were Present:

- | | |
|---|------------------------|
| 1. David Durden, General Manager | TFPA |
| 2. Stuart Harbour, Chief Financial Officer | TFPA |
| 3. Jessica Crass, VP Legal and Compliance | TFPA |
| 4. Dave Williams, VP Claims | TFPA |
| 5. Camron Malik, Chief Information Officer | TFPA |
| 6. Rachel Shann, Acting VP Human Resources | TFPA |
| 7. Jim Murphy, Chief Actuary | TFPA |
| 8. Michal Ledwik, VP Underwriting | TFPA |
| 9. Amy Koehl, Senior Project Administrator | TFPA |
| 10. Kristina Donley, Training, QA and
Agency Audit Manager | TFPA |
| 11. Mike Perkins, Association Counsel | Perkins Law Group PLLC |

The Following Attendees Were Present:

- | | |
|----------------------|-----------------------|
| 1. Dan Dick | Aon |
| 2. George Taylor | F.B. Taylor Insurance |
| 3. Allen Cashin | Gallagher Re |
| 4. Alicia Gerte | Gallagher Re |
| 5. Joey Walker | Gallagher Re |
| 6. David Muckerheide | TDI |
| 7. Elisabeth Ret | TDI |
| 8. Jessica Davidson | TFPA |
| 9. Dan Graves | Weaver |
| 10. Bruce Zaret | Weaver |

The Association's Webinar Tool Attendance Report Indicates the Following Attendees were Online:

- | | |
|--------------------|----------------------|
| 1. Brooke Adam | 10. Jordan He |
| 2. Shirley Bowler | 11. Clarisse Lilley |
| 3. J'ne Byckovski | 12. Dan Paschal |
| 4. Becky Campo | 13. Kenisha Schuster |
| 5. Angie Cervantes | 14. Jocelyn Strong |
| 6. Lance Cooke | 15. Aaron Taylor |
| 7. Lou Cusano | 16. Cindy Watkins |
| 8. Angela Fang | 17. David Weber |
| 9. Allen Fulkerson | |

1. Call to Order: Chairman Mark Solomon called the meeting to order at 3:00 p.m. Governing Committee members were provided with a copy of the anti-trust statement and reminded of the prohibitions in the statement by counsel. Kristina Donley provided housekeeping information to the attendees.
2. Approval of the Minutes from Prior Governing Committee Meeting: Ms. Neblett moved to approve the minutes from the August 7, 2023 and the November 2, 2023 meeting pending the correction of the spelling of Ms. Mueller's name in the November document. Ms. Mueller seconded the motion. The motion passed unanimously.
3. TFPA Operational Dashboard: Mr. Durden reviewed the operational dashboard. Exposure growth is increasing. Total association staff headcount is now 248, including both employees and contractors.
4. Financial:
 - A. Report of the Secretary/Treasurer: Ms. King reviewed the Treasurer's Report. Mr. Baumann moved to accept the report. Ms. Mueller seconded the motion. The motion passed unanimously.
 - B. Financial Statement Review by Staff: Direct written premiums for the nine months ended September 30, 2023 were \$85.1 million, a variance of \$28.2 million from the budget of \$56.8 million. Direct earned premiums earned through September 2023 were \$65.2 million, a variance of \$9.4 million over the budget of \$55.9 million.

The TFPA 2023-2024 reinsurance program was placed through the broker Arthur J. Gallagher and incepted on July 1, 2023. The program provides coverage of \$325 million in excess of a \$40 million initial retention and includes a "second event" cover that reduces the net retention to \$10 million. Reinstatement premium protection was also purchased with the program. Ceded premiums are earned on a pro-rata basis over the term of the reinsurance coverage. Ceded premiums for January – September of 2023 totaled \$27.4 million, which exceeded the budget due to the impact of the total insured value true up in late 2022 and the higher than budgeted cost for the 2023 program. The Association recorded an additional \$3.3 million of

ceded written premium during September to recognize the estimated increase in cost associated with the upcoming October 2023 true up of total insured value. The ceded premium is higher than prior year amounts due to the harder than expected reinsurance market experienced during the renewal period.

Year to date direct losses and LAE totaled \$39.6 million. The higher than anticipated losses and LAE were due primarily to the damage caused by the tornadoes and storms that struck the Houston area in late January and a return to more normal levels of spring storms experienced throughout Texas.

Year to date operating expenses were \$9.6 million, which was under budget by \$1.0 million. Notable expense items under budget include personnel expenses (\$679,000), software and hardware (\$86,000) and other operating expenses (\$193,000).

Year to date commission expenses were \$9.3 million, a variance of \$3.4 million from the budgeted amount of \$6.0 million.

- C. Review and Approval of 2024 Budget: Mr. Harbour reviewed the 2024 budget. Mr. Solomon asked how growth is going from month to month. Is the FAIR Plan growing at the same percentage? Mr. Murphy said growth has been fairly consistent. It isn't going faster but the FAIR Plan is growing at a fast pace. Ms. Neblett moved to approve the operating budget for 2024 as presented. Mr. Baumann seconded the motion. The motion passed unanimously.

5. Actuarial:

- A. Policy Count/Exposures: Mr. Murphy reported the policy count is up 12% and exposures are up 33%. The book of business is shifting to full homeowners policies. The FAIR Plan is growing most in tier 2. Mr. Miletti asked if there is any way to know if any of the new business coming in is due to price. Mr. Murphy said he wasn't sure.
- B. Reserve Adequacy: TFPA actuarial staff has completed a review of Texas FAIR Plan Association loss and loss adjustment expense reserves as of September 30, 2023.

Based on this review, the indicated ultimate cost of Hurricane Harvey remains \$84.1 million, unchanged from the previous quarterly review. Due to uncertainties surrounding the adequacy of case reserves and the outcomes of disputed claims, the selected ultimate gross loss and expense estimate has been maintained at \$85 million.

As of September 30, 2023, TFPA carried \$18.6 million in total gross loss and loss adjustment expense reserves with \$3.0 million of the total gross losses and expenses reserves ceded to reinsurance companies rated A- or better by A.M. Best Company. Collectability risk has been reviewed and found to be immaterial relative to total gross reserve.

In the opinion of the Chief Actuary, the Association's net reserves met the

requirements of the insurance laws of Texas, were consistent with reserves computed in accordance with accepted actuarial standards and principles and made a reasonable provision for all combined unpaid loss and loss expense obligations of the Association under the terms of its contracts and agreements.

- C. Annual Rate Review: TFPA actuarial staff has updated its analysis of TFPA indicated rate needs. The methodology used in this analysis is consistent with that used in previous rate analyses. The analysis incorporates the most current data for loss experience and operating expenses as of December 31, 2022. Modeled catastrophe exposures as of March 31, 2023, projected 2024 operating expenses and the projected cost of the 2024-2025 reinsurance program have also been incorporated.

Primary drivers of indicated rates are adverse loss experience in the most recent accident period, decreased allocation to operating expense provisions, and increases in average claim costs.

Mr. Miletti said he thinks there is a need to have a serious discussion about this topic and possibly broach the subject with the Texas Department of Insurance. The committee needs to discuss increasing rates by more than 10% in order to address the deficit. Mr. Baumann asked why the committee should wait when they can address the fiduciary responsibility now. Ms. Neblett said she thinks there is a need to look at assessment possibilities. Mr. Solomon asked if the committee delays the vote, how does that affect the effective date of August 1. Mr. Murphy said the longer the wait, the harder it will be to implement in August. Mr. Miletti moved to recommend the TFPA Governing Committee file for the full actuarial indications for all policy forms, limited to no more than a 10% change in any territory, to be effective August 1, 2024. Ms. King seconded the motion. The motion passed unanimously.

6. Internal Audit:

- A. Internal Audit Status Update: Mr. Zaret reported the current internal audit activities included accounts payable and expense processing, risk assessment and audit plan update, catastrophe plan tabletop exercises, accounts receivable, database and application administration, reinsurance funding, underwriting, actuarial, legal and compliance. Upcoming audits include cash management, strategic communications and plan of operation.

Mr. Zaret reported he will be retiring as of June 1, 2024. Dan Graves will be his successor and a transition plan is in place. Mr. Zaret will stay with the firm on an of counsel basis but his partner status will end on June 1.

- B. Internal Audit Risk Assessment and Internal Audit Plan: Mr. Zaret reviewed the internal audit risk assessment and the internal audit plan for 2024. He noted the tone at the top fosters a strong control focused culture and management has thoughtfully discussed the risk assessments with Weaver for each business process area. Policyholder communications from the Association are proactive in outreach to Texas communities about coverage and protecting property from loss. Management was very receptive to the request for items and feedback during the course of the

audits conducted over the past year.

Ms. Neblett asked if there was additional cost moving forward for the next three years. Mr. Zaret said yes and he has reviewed it with Mr. Durden and Mr. Harbour. Ms. Neblett moved that the updated risk assessment and the audit plan for 2024-2026 are approved as presented. Ms. Mueller seconded the motion. The motion passed unanimously.

7. Underwriting Operational Review Update: Mr. Ledwik reported that 99.35% of transactions were issued within 10 days of receiving the application and payment. Of those, 89% of transactions were straight through processed by the system and 11% of transactions were referred by the system to underwriting for additional information, review and approval prior to issuance. Calls were answered in under 20 seconds 88.80% of the time.

A standard sample of agencies (20) were selected for review in the third quarter of 2023 to verify compliance with the Texas FAIR Plan Association (TFPA) declination of coverage requirement and TFPA producer requirements and performance standards. Eighty percent of agents have responded. Proof of declination was received for 91% of the policies selected. Signed applications were provided for 86% of the policies selected. Signed eligibility requirement statements were provided for 78% of the policies selected. All agents selected have an active property and casualty insurance license and the required direct standard market appointments. Staff are following up for outstanding proof of declinations, outstanding signed applications and outstanding signed eligibility statements for the agents who have not fully responded. Follow-up audits continue to be conducted on agents who have been previously audited when that audit was deemed non-compliant.

8. Claims:
- A. Claims Operations: First notice of loss to property inspection is 4.2 days, compared to the industry average of 6.0 days. Total cycle time of first notice of loss to payment daily is 9.6 days and 8.8 days for a catastrophe. The total claim volume for 2023 is 3,911.
- B. Litigation Summary: For the third quarter of 2023, there were six first party and zero third party claims in suit received. None were settled and three first party and one third party suits were closed.

For the third quarter of 2023, 14 first party and one third party claims with letters of representation were received. None were closed and 11 first party and two third party were closed. The majority of the suits are held by the Dick Law Firm and Manuel Solis, P.C.

9. TFPA Operations:
- A. IT Systems Enhancements: Mr. Malik reported the Cloud migration program continues with prep work involving technical and system architecture discussions

with Guidewire and Zensar (System Integrator). The technical upgrade (moving code to the latest cloud version and updating interfaces) is underway and is on schedule to be complete by the end of the month. In the meantime, meetings with the system integrator have begun to identify the design changes and impacts of the work. The program is still expected to start at the beginning of January 2024.

As far as the budget is concerned, IT is \$1.3M under budget projections for the year.

Overall, systems continue in production support mode with a monthly cadence of releases and the infrastructure and operations team continues to support the organization with excellent quality. All technological efforts are moving according to plan.

- B. Communications and Legislative Update: Monthly town hall meetings with Association leadership were held to foster open communication and address employee queries. Updated branded templates were developed for review by senior leadership. Change management and communications plans were produced to support the enterprise projects such as the Legislative Implementation Program and Automatic Adjustment to Limits project.

Staff has launched a Legislative Implementation Program for the 88th Legislative session to put into effect the new laws impacting Association operations. House Bill 998, the TFPA-related legislation passed in the 88th Regular Session of the Texas Legislature, will require the Association to offer property owners' association insurance to homeowners' and condominium owners' associations in specific areas designed by the Insurance Commissioner within 10 miles of TWIA's coverage area.

The Association issued a Request for Proposals (RFP) on September 27 for a third-party vendor to potentially manage processes for policies offered under this requirement. We received two proposals by the October 18 RFP deadline, which our internal RFP evaluation committee reviewed and scored. Neither proposal provided the fit that was sought so the RFP will be reissued. The targeted RFP reissuance date is December 4, with a deadline of January 5 to receive proposals from interested vendors. The provisional award date for the second RFP is January 26, although the award could be in place sooner. Mr. Baumann asked what was the effective date to start offering the policies. Ms. Crass said it was September 1, 2024.

10. Closed Session: There was no closed session.
11. Consideration of Issues Related to Matters Deliberated in Closed Session that May Require Action, If Any, of the Governing Committee: There were no items to consider.
12. Future Meetings: The next meetings are scheduled to take place on the following dates in the following locations:
- February 19, 2024 – Moody Gardens Hotel – Galveston
 - May 6, 2024 – Hyatt Regency – Austin

- August 5, 2024 – Tremont House – Galveston

13. Committees: There was nothing to report.

14. Adjourn: There being no further business the meeting adjourned at 4:48 pm.

Prepared by: Amy Koehl
Senior Project Administrator

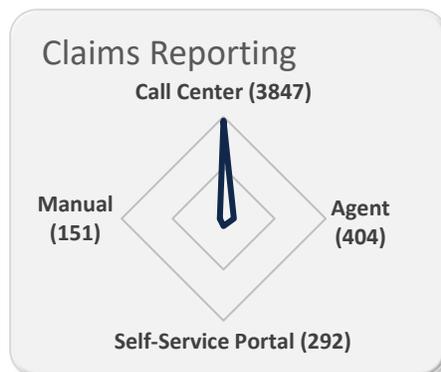
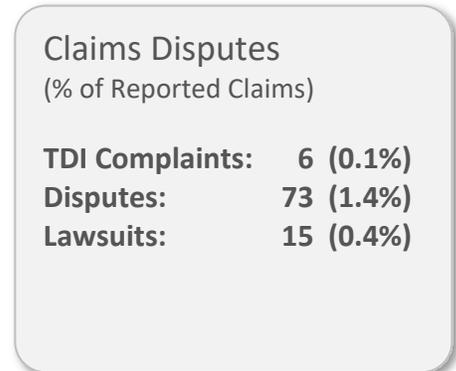
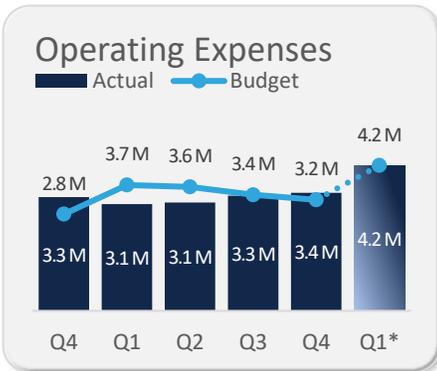
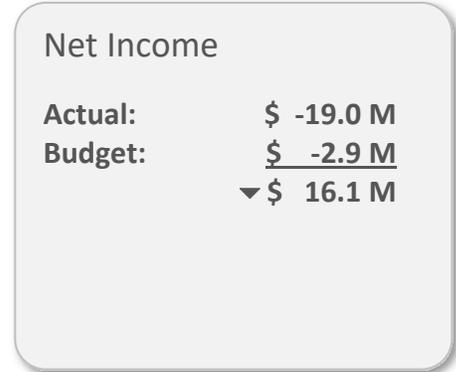
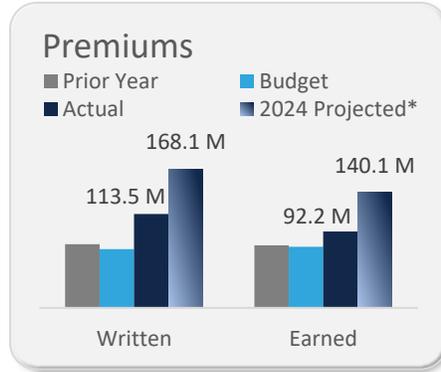
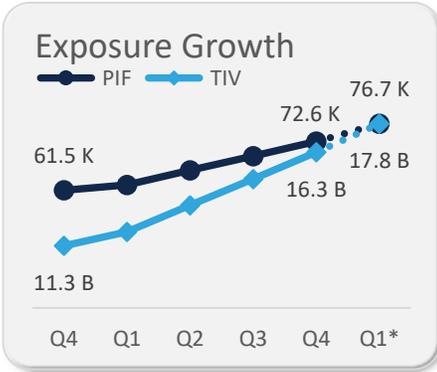
Approved by: Mark Solomon
TFPA Chairman

3. TFPA Operational Highlights



Operational Dashboard

Reporting as of December 31, 2023



Exposure Growth, Operating Expenses, and Headcount as of Reporting Date
 All other amounts are Year to Date



Enterprise Projects

Reporting Definitions



Initiative Types

Mandatory - Driven by Legislature, Regulations, Rules, or Governor or Commissioner Order

Required - Required for continuity of operations or contractual commitments

High Priority - Recommended or required by Board of Directors, Security, or Audit stakeholders

Discretionary Planned - Elective efforts with a degree of advanced planning, e.g., strategic plan

Discretionary Unplanned - Elective efforts without advanced planning

Project Status / Health

Indicator	Definition	Characteristics	Recommended Action
● On Track	A green indicator represents a healthy status (scope, budget, and schedule)	Expenses are within planned budget Project is on schedule Project is appropriately resourced Quality is meeting expectations Stakeholders are satisfied	Monitor data to ensure project is on track
● At Risk	An amber indicator indicates the project is moving, but with risks that may become issues; Management should mitigate, resolve or control them to avoid project failure	Considerable overspending of more than 5% A delay in schedule Lack of resources	Monitor and control them to avoid falling into the red zone If budgetary, conduct cost analysis to remediate or implement project change control process If resource issues, consider prioritization
● Needs Action	A red indicator represents problems that exist and need to be analyzed, requiring evaluation and action to enable project success	Overspending by more than 10% Delay in schedule Quality issues Resource shortage Unsatisfied stakeholders	Management should analyze and find the reasons for the red status; take action to find a resolution

Project health report represents scope and schedule

Sources referenced: PMO Study Circle/Project Management Institute (PMI)

4. Financial

4A1. Income Statement

4A2. Management Discussion and Analysis

TEXAS FAIR PLAN ASSOCIATION
Statutory Income Statement - Treasurer's Report
for the twelve months ended December 31,
(000's omitted)

	2023	2022
Direct Premiums Written	<u>\$ 113,460</u>	<u>\$ 76,881</u>
Premiums Earned:		
Direct Premiums Earned	\$ 92,201	\$ 75,432
Ceded Reinsurance Premiums	<u>(38,884)</u>	<u>(29,812)</u>
Net Premiums Earned	<u>53,316</u>	<u>45,620</u>
Deductions:		
Direct Losses and LAE Incurred	49,839	27,229
Direct Losses and LAE Incurred - Harvey	(2,500)	0
Ceded Losses and LAE Incurred - Harvey	2,500	(0)
Operating Expenses	13,005	11,806
Commission Expense	12,511	8,077
Ceding commissions / brokerage	(3,573)	(2,240)
Premium / Maintenance Tax	1,974	1,404
Total Deductions	<u>73,756</u>	<u>46,276</u>
Net Underwriting Gain or (Loss)	<u>(20,439)</u>	<u>(656)</u>
Other Income or (Expense):		
Investment Income	1,395	307
Investment Expenses (Line of Credit Commitment Fee)	(91)	(153)
Interest Expense on Line of Credit Advance	0	0
Member Assessment Income	0	0
Charge off's /Write off	(458)	(268)
Billing Fees	564	488
Miscellaneous Income (Expense)	1	0
Total Other Income or (Expense)	<u>1,411</u>	<u>373</u>
Net Income (Loss)	<u>\$ (19,028)</u>	<u>\$ (283)</u>
Surplus (Deficit) Account:		
Beginning Surplus (Deficit)	1,183	1,955
Net Income (Loss)	(19,028)	(283)
Change in Provision for Reinsurance	1,000	(516)
Change in nonadmitted assets	(809)	27
Other	0	0
Ending Surplus (Deficit)	<u>\$ (17,655)</u>	<u>\$ 1,183</u>

Texas FAIR Plan Association
Management’s Discussion and Analysis of Financial Results
For the Twelve Months Ended December 31, 2023

Written and Earned Premiums

Actual vs Budget	Dec-2023 YTD Actual	Dec-2023 YTD Budget	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Direct Written Premiums	\$ 113.5 M	\$ 70.8 M	\$ 42.6 M	60.2%
Direct Earned Premiums	\$ 92.2 M	\$ 73.9 M	\$ 18.3 M	24.8%
Policies In-Force	72,626	54,278	18,348	33.8%

Current Yr vs Prior Yr Actuals	Dec-2023 YTD Actual	Dec-2022 YTD Actual	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Direct Written Premiums	\$ 113.5 M	\$ 76.9 M	\$ 36.6 M	47.6%
Direct Earned Premiums	\$ 92.2 M	\$ 75.4 M	\$ 16.8 M	22.2%
Policies In-Force	72,626	61,452	11,174	18.2%

Reinsurance Costs

- The TFPA 2023-2024 reinsurance program was placed through our broker Arthur J. Gallagher and incepted on July 1, 2023. The program provided coverage of \$325 million in excess of a \$40 million initial retention and included a “second event” cover that reduced the net retention to \$10 million. Reinstatement premium protection was also purchased to cover the cost of reinstating the first \$120 million of reinsurance limit. Ceded premiums are earned on a pro-rata basis over the term of the reinsurance coverage. Ceded earned premiums for January–December of 2023 totaled \$38.9 million which exceeded the budget due to the higher than anticipated July 1, 2023 deposit premium and the impact of the prior year TIV true up in late 2022. Ceded written premium is higher than prior year amounts due to the harder than expected reinsurance market experienced during the most recent renewal period.

Management's Discussion and Analysis of Financial Results (cont'd)

Loss and Loss Adjustment Expense Incurred

Actual vs Budget	Dec-2023 YTD Actual	Dec-2023 YTD Budget	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Direct Losses Incurred	\$ 38.7 M	\$ 19.6 M	\$ 19.1 M	97.5%
Direct LAE Incurred	\$ 8.7 M	\$ 4.9 M	\$ 3.8 M	76.3%
Total Direct Losses & LAE	\$ 47.3 M	\$ 24.5 M	\$ 22.8 M	93.2%
Loss & LAE Ratio	51.3%	33.2%		18.2%

Current Yr vs Prior Yr Actuals	Dec-2023 YTD Actual	Dec-2022 YTD Actual	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Direct Losses Incurred	\$ 38.7 M	\$ 19.4 M	\$ 19.2 M	98.8%
Direct LAE Incurred	\$ 8.7 M	\$ 7.8 M	\$.9 M	11.5%
Total Direct Losses & LAE	\$ 47.3 M	\$ 27.2 M	\$ 20.1 M	73.9%
Loss & LAE Ratio	51.3%	36.1%		15.2%

- The higher than anticipated losses and LAE were due to damage caused by the tornados and storms that struck the Houston area in late January and a return to more normal (higher) levels of spring and summer storm activity.

Operating Expenses

Actual vs Budget	Dec-2023 YTD Actual	Dec-2023 YTD Budget	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Operating Expenses	\$ 13.0 M	\$ 13.8 M	(\$.8 M)	(6.0%)
Operating Expense Ratio	14.1%	18.7%		(4.6%)

Current Yr vs Prior Yr Actuals	Dec-2023 YTD Actual	Dec-2022 YTD Actual	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Operating Expenses	\$ 13.0 M	\$ 11.8 M	\$ 1.2 M	10.1%
Operating Expense Ratio	14.1%	15.7%		(1.5%)

- Net operating expenses shown above and on the statutory income statement exclude claims related expenses which are recorded in losses and loss adjustment expense. Notable expense items under budget include Personnel Expenses (\$940,000), and Other Operating Expenses (\$248,000). Expenses over budget include Professional & Consulting Services of \$426,000.

Management's Discussion and Analysis of Financial Results (cont'd)

Commission Expense and Premium Taxes

Actual vs Budget	Dec-2023 YTD Actual	Dec-2023 YTD Budget	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Commission Expense	\$ 12.5 M	\$ 7.4 M	\$ 5.1 M	68.7%
Premium Taxes	\$ 2.0 M	\$ 1.3 M	\$ 0.6 M	47.9%

Current Yr vs Prior Yr Actuals	Dec-2023 YTD Actual	Dec-2022 YTD Actual	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Commission Expense	\$ 12.5 M	\$ 8.1 M	\$ 4.4 M	54.9%
Premium Taxes	\$ 2.0 M	\$ 1.4 M	\$ 0.6 M	40.6%

Other Income (Expense)

Actual vs Budget	Dec-2023 YTD Actual	Dec-2023 YTD Budget	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Gross Investment Income	\$ 1.4 M	\$ 173.6 K	\$ 1.2 M	703.4%

Current Yr vs Prior Yr Actuals	Dec-2023 YTD Actual	Dec-2022 YTD Actual	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Gross Investment Income	\$ 1.4 M	\$ 306.6 K	\$ 1.1 M	354.9%

- Higher interest rates continue to produce better than budgeted investment income.

Net Income (Loss)

Actual vs Budget	Dec-2023 YTD Actual	Dec-2023 YTD Budget	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Net Income (Loss)	(\$ 19.0 M)	(\$ 2.9 M)	(\$ 16.1 M)	550.9%

Current Yr vs Prior Yr Actuals	Dec-2023 YTD Actual	Dec-2022 YTD Actual	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Net Income	(\$ 19.0 M)	(\$ 283.5 K)	(\$ 18.7 M)	6,612.4%

Management’s Discussion and Analysis of Financial Results (cont’d)

Surplus (Deficit)

Actual vs Budget	Dec-2023 YTD Actual	Dec-22 YTD Actual	Variance \$/count Inc (Dec)	Variance % Inc (Dec)
Surplus (Deficit)	(\$ 17.7 M)	\$ 1.2 M	(\$ 18.8 M)	(1,593.0%)

- The Association’s beginning surplus of \$1.2 million was reduced to a deficit of \$17.7 million as of December 31, 2023, due to the \$19.0 million year-to-date Net Loss.

4B. Financial Statement Review by Staff

4B1. Income Statement and
Expense Statement

4B2. Balance Sheet

4B3. Cash & Short-Term Investments

4B4. Cash Flow Statement

4B5. Historical Data

TEXAS FAIR PLAN ASSOCIATION
Statutory Income Statement (000's omitted)
for the twelve months ended December 31,

	Actuals - 2023	Budget - 2023	Variance - 2023	Actuals - 2022
Premiums Written:				
Direct	\$ 113,460	\$ 70,829	\$ 42,631	\$ 76,881
Ceded	(45,518)	(32,846)	(12,672)	(32,250)
Ceded - Depopulation	0	0	0	0
Net	<u>67,942</u>	<u>37,983</u>	<u>29,959</u>	<u>44,630</u>
Premiums Earned:				
Direct	\$ 92,201	\$ 73,852	\$ 18,349	\$ 75,432
Ceded	(38,884)	(32,108)	(6,776)	(29,812)
Ceded - Depopulation	0	0	0	0
Net	<u>53,316</u>	<u>41,744</u>	<u>11,573</u>	<u>45,620</u>
Deductions:				
Direct Losses and LAE Incurred	49,839	24,498	25,341	27,229
Direct Losses and LAE Incurred - Harvey	(2,500)	0	(2,500)	0
Ceded Losses and LAE Incurred - Harvey	2,500	0	2,500	(0)
Operating Expenses	13,005	13,836	(832)	11,806
Commission Expense	12,511	7,416	5,095	8,077
Ceding commissions / brokerage	(3,573)	(2,300)	(1,272)	(2,240)
Premium / Maintenance Tax	1,974	1,334	639	1,404
Total Deductions	<u>73,756</u>	<u>44,784</u>	<u>28,971</u>	<u>46,276</u>
Net Underwriting Gain or (Loss)	<u>(20,439)</u>	<u>(3,041)</u>	<u>(17,399)</u>	<u>(656)</u>
Other Income or (Expense):				
Gross Investment Income	1,395	174	1,221	307
Line of Credit Fees	(91)	(91)	(0)	(153)
Interest Expense on Line of Credit Advance	0	0	0	0
Member Assessment Income	0	0	0	0
Premium Charge offs/Write offs	(458)	(319)	(139)	(268)
Billing Fees	564	354	210	488
Miscellaneous Income (Expense)	1	0	1	0
Total Other Income or (Expense)	<u>1,411</u>	<u>117</u>	<u>1,294</u>	<u>373</u>
Net Income (Loss)	<u>\$ (19,028)</u>	<u>\$ (2,923)</u>	<u>\$ (16,105)</u>	<u>\$ (283)</u>
Surplus (Deficit) Account:				
Beginning Surplus (Deficit)	1,183	1,183	0	1,955
Net Income (Loss)	(19,028)	(2,923)	(16,105)	(283)
Change in Provision for Reinsurance	1,000	0	1,000	(516)
Change in nonadmitted assets	(809)	332	(1,141)	27
Other	0	0	0	0
Ending Surplus (Deficit)	<u>\$ (17,655)</u>	<u>\$ (1,409)</u>	<u>\$ (16,246)</u>	<u>\$ 1,183</u>
Key Operating Ratios:				
Direct:				
Loss & LAE Ratio:				
Non Hurricane	54.1%	33.2%	20.9%	36.1%
Hurricane Harvey	(2.7%)	0.0%	(2.7%)	0.0%
Hurricanes Ike & Dolly	0.0%	0.0%	0.0%	0.0%
Loss & LAE Ratio	<u>51.3%</u>	<u>33.2%</u>	<u>18.2%</u>	<u>36.1%</u>
UW Expense Ratio:				
Acquisition	12.8%	12.4%	0.4%	12.3%
Non Acquisition	14.1%	18.7%	(4.6%)	15.7%
UW Expense Ratio	<u>26.9%</u>	<u>31.1%</u>	<u>(4.2%)</u>	<u>28.0%</u>
Combined Ratio	<u>78.2%</u>	<u>64.3%</u>	<u>14.0%</u>	<u>64.1%</u>

TEXAS FAIR PLAN ASSOCIATION					
Statutory Expense Report (000's omitted)					
for the twelve months ended December 31,					
Description	Actuals - 2023	Budget - 2023	Variance - 2023	Actuals - 2022	
Personnel Expenses					
Salaries & Wages - Permanent	\$ 7,190	\$ 7,121	\$ 69	\$ 6,101	
Contractor & Temporary Help	1,097	1,482	(384)	1,295	
Payroll Taxes	529	542	(14)	441	
Employee Benefits	1,980	2,170	(189)	2,266	
Recruiting, Training & Other	73	220	(147)	115	
Subtotal	<u>10,869</u>	<u>11,534</u>	<u>(665)</u>	<u>10,218</u>	
Professional & Consulting Services					
Legal	147	127	20	110	
Accounting & Auditing	149	100	48	134	
Information Technology	533	737	(204)	362	
Actuarial Services	16	24	(8)	17	
Surveys & Inspections	799	436	363	401	
Disaster Recovery Services	4	5	(1)	84	
Other Services (1)	1,410	1,202	208	1,168	
Subtotal	<u>3,057</u>	<u>2,631</u>	<u>425</u>	<u>2,275</u>	
Hardware/Software Purchases & Licensing	1,417	1,597	(179)	1,418	
Rental & Maintenance - Office/Equipment	526	560	(34)	738	
Travel Expenses	114	158	(43)	68	
Postage, Telephone and Express	414	462	(48)	343	
Capital Management Expenses	91	91	0	91	
Other Operating Expenses	383	644	(261)	335	
Total Operating Expenses	<u>\$ 16,872</u>	<u>\$ 17,678</u>	<u>\$ (806)</u>	<u>\$ 15,488</u>	
Capitalization of Fixed Assets	0	0	0	0	
Allocation To ULAE	(3,776)	(3,750)	(26)	(3,590)	
Allocation To Investing & Other Expense	(91)	(91)	(0)	(91)	
Net Operating Expense - UW Operations	<u>\$ 13,005</u>	<u>\$ 13,836</u>	<u>\$ (832)</u>	<u>\$ 11,806</u>	

(1) Summary Details for Other Services:

<u>VENDOR</u>	<u>Amount</u>	<u>Department</u>
Clear Point Claims LLC	407	Underwriting
Insurance Services Office, Inc.	293	Underwriting & Claims
Xactware Solutions Inc	142	Claims
Marshall & Swift/Boeckh	96	Underwriting
EagleView Technologies Inc	88	Claims
LYNX Services LLC	61	Claims
* Other Vendors less than \$50K	323	Various Departments
Total Other Services	<u><u>1,410</u></u>	

TEXAS FAIR PLAN ASSOCIATION
Statutory Balance Sheet (000's omitted)

1	December-2023	December 2022	1
2 Admitted Assets			2
3 Cash and short term investments	52,887	50,619	3
4 Premiums receivable & other	11,644	6,661	4
5 Amounts recoverable from reinsurers	51	303	5
6 Other Assets	138	58	6
7 Total admitted assets	<u><u>\$ 64,720</u></u>	<u><u>\$ 57,641</u></u>	7
8			8
9 Liabilities, Surplus and other funds			9
10 Liabilities:			10
11 Loss and Loss adjustment expenses	16,605	12,858	11
12 Underwriting expenses payable	3,859	2,351	12
13 Unearned premiums, net of ceded unearned premiums	37,298	22,672	13
14 Ceded reinsurance premiums payable	21,033	14,325	14
15 Provision for reinsurance	0	1,000	15
16 Other payables	3,579	3,252	16
17 Total liabilities	<u><u>82,375</u></u>	<u><u>56,458</u></u>	17
18			18
19 Surplus and others funds			19
20 Unassigned surplus (deficit)	(17,655)	1,183	20
21 Total liabilities, surplus and other funds	<u><u>\$ 64,720</u></u>	<u><u>\$ 57,641</u></u>	21
22			22

TEXAS FAIR PLAN ASSOCIATION
Cash and Short Term Investments (\$ in 000's)
December 31, 2023

Bank	Non Interest Bearing	Interest Bearing	Total Amount of Deposits	Average Daily Balance for the Quarter	Investment Income during the Quarter	Annual Average Yield	Total Deposit % of TFFPA's Portfolio	N.A. Bank Credit Rating Superior or Strong	N.A. Tier 1 Capital Ratio > 10%	N.A. Regulatory Capital > \$25B	Are funds in excess of the N.A. Regulatory Capital? > .2% of N.A. Reg Capital
Balances as of 12/31/2023:											
Bank of America	\$ 5,236	0	\$ 5,236				10%	Superior	13.3%	\$185	No
Citibank	208	109	317	109	0	1.8%	1%	Superior	14.9%	\$153	No
JPMorgan Chase	16,357	0	16,357		50		31%	Superior	17.3%	\$282	No
JP Morgan U.S. Treasury Plus Money Market Fund (1)	0	11,135	11,135	11,087	146	5.3%	21%	N/A	N/A	N/A	N/A
JP Morgan Goldman Sachs (1)	0	10,375	10,375	9,380	124	5.3%	20%	N/A	N/A	N/A	N/A
Fidelity Treasury (1)	0	9,465	9,465	9,424	125	5.3%	18%	N/A	N/A	N/A	N/A
Total of all financial institutions	\$ 21,802	\$ 31,085	\$ 52,887	\$ 29,999	\$ 445	5.9%	100%				
Balances as of 9/30/2023:											
Bank of America	\$ 6,221	0	\$ 6,221				11%	Superior	13.3%	\$185	No
Citibank	208	109	317	115	0	1.7%	1%	Superior	14.9%	\$153	No
JPMorgan Chase	13,938	0	13,938				24%	Superior	17.3%	\$282	No
JP Morgan U.S. Treasury Plus Money Market Fund (1)	0	10,992	10,992	10,943	142	5.2%	19%	N/A	N/A	N/A	N/A
JP Morgan Goldman Sachs (1)	0	18,220	18,220	13,276	172	5.2%	31%	N/A	N/A	N/A	N/A
Fidelity Treasury (1)	0	9,342	9,342	9,301	121	5.2%	16%	N/A	N/A	N/A	N/A
Total of all financial institutions	\$ 20,368	\$ 38,662	\$ 59,030	\$ 33,634	\$ 435	5.2%	100%				
(1) The Fund invests in U.S. treasury bills, notes, bonds and other obligations issued or guaranteed by the U.S. Treasury.											
Bank credit rating, Tier 1 Capital Ratios, and Regulatory Capital were reviewed with the latest financial information available as of September 30, 2023. Rates, ratios and regulatory capital are comparable and consistent with year end National Association (N.A.) results.											

TEXAS FAIR PLAN ASSOCIATION
Statement of Cash Flows (000's omitted)
For the twelve months ended December 31, 2023

1	Actuals - 2023	Budget - 2023	Variance - 2023	1
2				2
3				3
4	Cash flows from operating activities:			4
5	\$ 69,981	\$ 34,403	\$ 35,578	5
6	(45,840)	(27,503)	(18,337)	6
7	(23,339)	(18,592)	(4,747)	7
8	0	0	0	8
9	242	35	207	9
10	<u>1,044</u>	<u>(11,657)</u>	<u>12,701</u>	10
11	Cash flows from nonoperating activities:			11
12	0	0	0	12
13	<u>0</u>	<u>0</u>	<u>0</u>	13
14	Cash flows from investing activities:			14
15	0	0	0	15
16	1,316	174	1,142	16
17	<u>1,316</u>	<u>174</u>	<u>1,142</u>	17
18	Cash flows from financing activities:			18
19	0	0	0	19
20	0	0	0	20
21	(91)	(91)	(0)	21
22	<u>(91)</u>	<u>(91)</u>	<u>(0)</u>	22
23				23
24	2,268	(11,575)	13,842	24
25	50,619	50,619	0	25
26	<u>\$ 52,887</u>	<u>\$ 39,044</u>	<u>\$ 13,842</u>	26
27				27
28	Note: Beginning budgeted Cash and Short-term investments adjusted to actual for comparative purposes.			28

TEXAS FAIR PLAN ASSOCIATION
HISTORICAL DATA
2003 - 2023
(\$ with 000's omitted)

YEAR	GROSS					NET					SURPLUS OR (DEFICIT) END OF PERIOD
	LIABILITY IN FORCE END OF PERIOD	POLICY COUNT	RATE CHANGES	WRITTEN PREMIUMS	LOSS & LAE INCURRED	EARNED PREMIUMS	LOSS & LAE INCURRED	UNDERWRITING EXPENSES INCURRED	UNDERWRITING GAIN (LOSS)	MEMBER ASSESSMENTS	
2003	\$ 18,272,542	100,223		\$ 82,004	\$ 19,580	\$ 31,287	\$ 19,580	\$ 26,618	\$ (14,911)		\$ (15,948)
2004	22,904,408	134,350		100,666	37,184	85,238	37,184	28,470	19,584		(1,821)
2005	14,165,560	88,512		60,969	31,262	77,389	31,262	18,588	27,539		31,563
2006	13,321,087	81,129		59,873	22,545	45,867	22,545	17,304	6,017		40,063
2007	15,556,965	91,847	3.9%	73,058	24,578	52,955	24,578	19,362	9,015		52,081
2008	14,060,852	84,438		64,488	239,886	48,364	82,774	18,797	(53,208)		209
2009	11,706,721	72,989	10.7%	60,255	32,961	28,136	6,659	18,811	2,666		(9,753)
2010	14,246,999	85,984	5.0%	73,924	86,187	40,905	34,601	17,019	(10,715)		(17,449)
2011	15,979,040	96,710		83,066	78,009	47,063	53,009	15,897	(21,843)		(33,860)
2012	17,966,799	108,637	14.6%	102,383	28,453	56,880	28,453	20,346	8,081		(25,722)
2013	20,594,317	124,222	16.7% (a)	122,683	39,438	75,343	39,438	22,610	13,295		(13,422)
2014	21,944,280	131,376		133,206	45,070	89,405	45,070	24,058	20,277		5,978
2015	22,154,205	132,734		132,879	68,593	90,952	68,593	24,675	(2,316)		4,977
2016	19,883,769	121,413	8.0% (b)	122,486	78,008	84,401	78,008	26,419	(20,026)		(15,203)
2017	18,029,369	110,989	5.0% (c)	112,316	128,666	76,837	84,864	29,739	(37,766)		(54,941)
2018	15,223,344	95,637	8.1% (d)	95,882	26,733	69,239	26,733	29,527	12,979	54,941	15,088
2019	12,299,224	80,923		85,327	38,241	59,625	38,241	25,310	(3,926)		12,133
2020	12,618,291	73,713	9.6% (e)	79,477	36,620	53,092	36,620	22,398	(5,926)		6,006
2021	11,471,201	66,512	9.2% (f)	75,648	34,070	49,414	34,070	19,050	(3,705)		2,105
2022	11,301,744	61,452	7.3% (g)	76,881	27,146	45,620	27,146	19,033	(559)		1,451
2023	16,275,783	72,626	9.8% (h)	113,460	47,339	53,316	49,839	23,917	(20,439)		(17,655)
TOTAL				\$ 1,910,930	\$ 1,170,569	\$ 1,261,329	\$ 869,268	\$ 467,948	\$ (75,886)	\$ 54,941	

(a) Effective July 1, 2013

(b) Effective April 1, 2016

(c) Effective June 1, 2017

(d) Effective October 1, 2018 and November 1, 2018 for new business and renewal business, respectively.

(e) Effective August 1, 2020

(f) Effective August 1, 2021

(g) Effective August 1, 2022

(h) Effective August 1, 2023

*2023 data through 12/31/2023

5. Actuarial

5A. Reserve Adequacy



MEMORANDUM

DATE: January 31, 2024

TO: David Durden
General Manager

FROM: James Murphy, FCAS, MAAA
Chief Actuary, Vice President – Enterprise Analytics

RE: TFPA Reserve Adequacy as of December 31, 2023

TFPA actuarial staff has completed a review of Texas FAIR Plan Association loss and loss adjustment expense reserves as of December 31, 2023.

Based on this review, the indicated ultimate cost of Hurricane Harvey has been reduced to \$82.3 million, a decrease of \$1.8 million from the previous quarterly review. While there remain uncertainties regarding the outcomes of disputed claims, the selected ultimate gross loss & expense estimate has been reduced to \$82.5 million.

As of December 31, 2023, TFPA carried \$15.7 million in total gross loss and loss adjustment expense reserves with just over \$400,000 of the total gross loss and expense reserves ceded to reinsurance companies rated A- or better by A.M. Best Company. Collectability risk has been reviewed and found to be immaterial relative to total gross reserve.

In my opinion, the Association's net reserves met the requirements of the insurance laws of Texas, were consistent with reserves computed in accordance with accepted actuarial standards and principles and made a reasonable provision for all combined unpaid loss and loss expense obligations of the Association under the terms of its contracts and agreements. My opinion on the loss and loss adjustment expense reserves net of ceded reinsurance assumes that all ceded reinsurance is valid and collectible.

The complete actuarial analysis is available on request.

JM

5B. Policy Count/Exposures

Texas FAIR Plan Association
Liability Report
As of 12/31/23
All Forms Combined



County	Policies In-Force		PIF Growth		Exposure In-Force		Exposure Growth		YTD Written Premium		Premium Growth	
	12/31/22	12/31/23	Actual	Percentage	12/31/22	12/31/23	Actual	Percentage	12/31/22	12/31/23	Actual	Percentage
Harris	38,174	43,925	5,751	15.07%	6,195,104,494	8,645,421,031	2,450,316,537	39.55%	53,908,300	77,716,243	23,807,943	44.16%
Galveston	4,126	4,906	780	18.90%	1,156,758,234	1,589,467,241	432,709,007	37.41%	2,131,287	2,989,503	858,215	40.27%
Fort bend	4,111	5,404	1,293	31.45%	782,313,527	1,315,100,173	532,786,646	68.10%	5,658,334	9,740,082	4,081,748	72.14%
Dallas	1,831	1,999	168	9.18%	324,456,063	423,409,213	98,953,150	30.50%	2,349,618	3,291,988	942,369	40.11%
Brazoria	1,761	2,375	614	34.87%	487,825,996	784,758,627	296,932,631	60.87%	1,034,535	1,651,416	616,881	59.63%
Tarrant	1,410	1,483	73	5.18%	240,553,318	310,411,829	69,858,511	29.04%	1,931,491	2,591,312	659,821	34.16%
El paso	1,301	1,679	378	29.05%	326,545,235	465,926,979	139,381,744	42.68%	1,110,173	1,667,186	557,013	50.17%
Jefferson	1,238	1,805	567	45.80%	310,592,757	543,548,037	232,955,280	75.00%	693,789	1,199,802	506,013	72.93%
Nueces	1,110	1,224	114	10.27%	236,643,180	291,363,748	54,720,568	23.12%	738,502	938,478	199,976	27.08%
Montgomery	698	856	158	22.64%	128,317,876	206,144,470	77,826,594	60.65%	788,494	1,310,126	521,632	66.16%
Bexar	505	578	73	14.46%	93,881,022	126,633,484	32,752,462	34.89%	581,489	829,797	248,309	42.70%
Cameron	420	506	86	20.48%	79,520,970	123,234,630	43,713,660	54.97%	202,877	299,898	97,020	47.82%
Calhoun	373	401	28	7.51%	95,235,025	107,487,370	12,252,345	12.87%	218,928	259,330	40,402	18.45%
Orange	366	454	88	24.04%	62,512,338	96,786,188	34,273,850	54.83%	642,089	1,024,519	382,429	59.56%
Chambers	271	367	96	35.42%	86,188,950	139,945,870	53,756,920	62.37%	199,354	302,327	102,974	51.65%
Matagorda	247	318	71	28.74%	58,798,235	88,985,200	30,186,965	51.34%	177,422	254,316	76,894	43.34%
Liberty	202	293	91	45.05%	25,687,992	43,513,442	17,825,450	69.39%	326,306	543,652	217,346	66.61%
Travis	196	252	56	28.57%	34,574,520	64,785,840	30,211,320	87.38%	170,988	322,197	151,209	88.43%
Aransas	169	193	24	14.20%	36,850,810	46,281,350	9,430,540	25.59%	91,559	118,037	26,478	28.92%
Hidalgo	166	180	14	8.43%	19,201,556	27,727,006	8,525,450	44.40%	182,523	272,856	90,333	49.49%
San patricio	161	200	39	24.22%	39,023,146	56,384,200	17,361,054	44.49%	95,820	139,940	44,120	46.04%
Collin	152	176	24	15.79%	31,623,460	54,761,600	23,138,140	73.17%	209,789	423,089	213,300	101.67%
Waller	123	155	32	26.02%	18,921,340	29,050,950	10,129,610	53.54%	161,835	233,595	71,760	44.34%
Denton	108	151	43	39.81%	29,511,506	58,777,736	29,266,230	99.17%	198,291	403,082	204,791	103.28%
Brazos	82	78	(4)	(4.88%)	12,478,470	14,411,160	1,932,690	15.49%	63,580	75,147	11,568	18.19%
Top 25 Counties	59,301	69,958	10,657	17.97%	10,913,120,021	15,654,317,374	4,741,197,353	43.44%	73,867,373	108,597,917	34,730,544	47.02%
All Other Counties	2,151	2,668	517	24.04%	388,624,465	621,465,990	232,841,525	59.91%	3,013,503	4,862,280	1,848,778	61.35%
Tier 1	9,986	12,435	2,449	24.52%	2,611,390,474	3,803,614,158	1,192,223,684	45.65%	5,651,950	8,252,070	2,600,120	46.00%
Tier 2	43,339	50,641	7,302	16.85%	7,133,474,137	10,199,236,502	3,065,762,365	42.98%	61,236,210	90,065,432	28,829,222	47.08%
All Other Counties	8,127	9,550	1,423	17.51%	1,556,879,875	2,272,932,704	716,052,829	45.99%	9,992,716	15,142,695	5,149,980	51.54%
Statewide Total	61,452	72,626	11,174	18.18%	11,301,744,485	16,275,783,364	4,974,038,879	44.01%	76,880,876	113,460,197	36,579,322	47.58%

Exposure includes Dwelling, Contents, and Loss of Use coverages
Premium totals are not audited and may not match published financial statements

Texas FAIR Plan Association
Liability Report
As of 12/31/23
HO-A Policies



County	Policies In-Force		PIF Growth		Exposure In-Force		Exposure Growth		YTD Written Premium		Premium Growth	
	12/31/22	12/31/23	Actual	Percentage	12/31/22	12/31/23	Actual	Percentage	12/31/22	12/31/23	Actual	Percentage
Harris	13,062	16,432	3,370	25.80%	3,397,143,745	5,216,502,993	1,819,359,248	53.56%	30,670,845	47,548,837	16,877,993	55.03%
Galveston	3,013	3,608	595	19.75%	1,056,281,292	1,445,523,151	389,241,859	36.85%	1,779,430	2,491,950	712,520	40.04%
Fort bend	1,044	1,585	541	51.82%	309,420,016	638,224,480	328,804,464	106.26%	2,434,367	4,833,816	2,399,449	98.57%
Dallas	804	952	148	18.41%	211,820,970	296,996,540	85,175,570	40.21%	1,649,737	2,437,537	787,800	47.75%
Brazoria	1,325	1,829	504	38.04%	432,474,720	702,690,270	270,215,550	62.48%	866,228	1,404,999	538,771	62.20%
Tarrant	736	831	95	12.91%	169,480,688	235,954,459	66,473,771	39.22%	1,390,300	1,979,862	589,562	42.41%
El paso	1,107	1,449	342	30.89%	304,347,310	437,527,010	133,179,700	43.76%	1,005,881	1,522,918	517,037	51.40%
Jefferson	915	1,418	503	54.97%	280,216,622	504,158,812	223,942,190	79.92%	577,034	1,050,058	473,025	81.98%
Nueces	654	743	89	13.61%	193,943,800	240,583,970	46,640,170	24.05%	583,840	756,347	172,507	29.55%
Montgomery	401	496	95	23.69%	97,452,540	159,231,930	61,779,390	63.39%	600,611	999,515	398,905	66.42%
Bexar	316	366	50	15.82%	79,554,910	107,232,100	27,677,190	34.79%	474,969	683,389	208,420	43.88%
Cameron	251	331	80	31.87%	63,500,610	104,267,540	40,766,930	64.20%	142,362	228,380	86,018	60.42%
Calhoun	307	336	29	9.45%	89,487,190	101,759,080	12,271,890	13.71%	194,032	236,270	42,238	21.77%
Orange	227	298	71	31.28%	50,496,388	81,839,038	31,342,650	62.07%	513,969	853,577	339,608	66.08%
Chambers	229	320	91	39.74%	81,733,750	133,873,570	52,139,820	63.79%	174,834	278,617	103,783	59.36%
Matagorda	210	278	68	32.38%	55,787,160	85,204,650	29,417,490	52.73%	158,107	227,855	69,748	44.11%
Liberty	119	178	59	49.58%	19,425,434	33,743,234	14,317,800	73.71%	253,227	418,008	164,782	65.07%
Travis	99	144	45	45.45%	26,447,060	53,730,270	27,283,210	103.16%	124,008	253,262	129,253	104.23%
Aransas	138	160	22	15.94%	33,815,430	43,116,470	9,301,040	27.51%	78,147	102,629	24,482	31.33%
Hidalgo	56	59	3	5.36%	7,786,816	13,022,806	5,235,990	67.24%	80,279	132,429	52,150	64.96%
San patricio	126	163	37	29.37%	36,168,446	52,891,700	16,723,254	46.24%	80,165	122,146	41,981	52.37%
Collin	43	67	24	55.81%	15,374,160	36,408,540	21,034,380	136.82%	117,134	302,746	185,612	158.46%
Waller	79	99	20	25.32%	15,129,240	23,855,350	8,726,110	57.68%	128,844	187,900	59,056	45.84%
Denton	65	108	43	66.15%	23,664,206	51,974,196	28,309,990	119.63%	160,195	351,841	191,646	119.63%
Brazos	31	35	4	12.90%	8,910,420	11,316,840	2,406,420	27.01%	43,377	56,224	12,847	29.62%
Top 25 Counties	25,357	32,285	6,928	27.32%	7,059,862,924	10,811,628,999	3,751,766,075	53.14%	44,281,921	69,461,115	25,179,194	56.86%
All Other Counties	1,254	1,689	435	34.69%	306,066,439	522,645,800	216,579,361	70.76%	2,261,195	3,940,526	1,679,331	74.27%
Tier 1	7,246	9,282	2,036	28.10%	2,344,775,491	3,442,456,423	1,097,680,932	46.81%	4,687,269	6,974,781	2,287,513	48.80%
Tier 2	14,675	18,764	4,089	27.86%	3,820,580,449	6,038,268,131	2,217,687,682	58.05%	34,334,333	54,380,928	20,046,595	58.39%
All Other Counties	4,690	5,928	1,238	26.40%	1,200,573,423	1,853,550,245	652,976,822	54.39%	7,521,515	12,045,932	4,524,417	60.15%
Statewide Total	26,611	33,974	7,363	27.67%	7,365,929,362	11,334,274,799	3,968,345,437	53.87%	46,543,117	73,401,641	26,858,524	57.71%

Exposure includes Dwelling, Contents, and Loss of Use coverages
Premium totals are not audited and may not match published financial statements

Texas FAIR Plan Association
Liability Report
As of 12/31/23
TDP-1 Policies



County	Policies In-Force		PIF Growth		Exposure In-Force		Exposure Growth		YTD Written Premium		Premium Growth	
	12/31/22	12/31/23	Actual	Percentage	12/31/22	12/31/23	Actual	Percentage	12/31/22	12/31/23	Actual	Percentage
Harris	22,186	24,615	2,429	10.95%	2,638,015,989	3,267,134,398	629,118,409	23.85%	22,105,388	28,907,985	6,802,597	30.77%
Galveston	616	813	197	31.98%	72,933,342	114,397,690	41,464,348	56.85%	244,223	379,408	135,186	55.35%
Fort bend	2,916	3,671	755	25.89%	465,327,991	668,470,413	203,142,422	43.66%	3,179,437	4,851,205	1,671,768	52.58%
Dallas	928	952	24	2.59%	108,218,973	121,423,913	13,204,940	12.20%	671,821	818,067	146,246	21.77%
Brazoria	384	502	118	30.73%	53,103,436	80,144,517	27,041,081	50.92%	158,309	237,784	79,476	50.20%
Tarrant	645	629	(16)	(2.48%)	70,237,430	73,265,050	3,027,620	4.31%	535,532	598,999	63,466	11.85%
El paso	190	225	35	18.42%	21,828,925	28,069,969	6,241,044	28.59%	102,227	142,258	40,032	39.16%
Jefferson	286	340	54	18.88%	28,450,975	36,738,425	8,287,450	29.13%	109,351	139,237	29,886	27.33%
Nueces	251	305	54	21.51%	24,208,580	35,368,778	11,160,198	46.10%	82,278	121,005	38,727	47.07%
Montgomery	260	321	61	23.46%	28,806,856	44,122,660	15,315,804	53.17%	176,944	295,490	118,545	67.00%
Bexar	145	166	21	14.48%	12,548,912	17,153,904	4,604,992	36.70%	92,532	127,904	35,372	38.23%
Cameron	72	78	6	8.33%	6,711,960	9,222,250	2,510,290	37.40%	27,300	35,662	8,362	30.63%
Calhoun	51	51	0	0.00%	4,811,595	4,972,050	160,455	3.33%	20,985	19,729	(1,257)	(5.99%)
Orange	129	144	15	11.63%	11,673,950	14,433,550	2,759,600	23.64%	125,153	166,066	40,913	32.69%
Chambers	35	41	6	17.14%	4,263,200	5,852,700	1,589,500	37.28%	23,785	22,840	(945)	(3.97%)
Matagorda	36	39	3	8.33%	2,997,875	3,767,350	769,475	25.67%	19,208	26,347	7,140	37.17%
Liberty	80	112	32	40.00%	6,172,558	9,680,208	3,507,650	56.83%	72,385	124,786	52,401	72.39%
Travis	46	55	9	19.57%	5,360,500	7,836,330	2,475,830	46.19%	31,041	50,719	19,678	63.39%
Aransas	18	22	4	22.22%	2,067,100	2,304,960	237,860	11.51%	9,752	11,572	1,821	18.67%
Hidalgo	100	112	12	12.00%	10,904,740	14,212,200	3,307,460	30.33%	98,802	137,239	38,437	38.90%
San patricio	33	37	4	12.12%	2,764,700	3,492,500	727,800	26.32%	15,225	17,794	2,569	16.87%
Collin	86	88	2	2.33%	15,370,900	16,544,900	1,174,000	7.64%	88,042	111,685	23,643	26.85%
Waller	41	49	8	19.51%	3,694,780	4,831,280	1,136,500	30.76%	32,150	43,924	11,774	36.62%
Denton	39	39	0	0.00%	5,499,300	6,443,540	944,240	17.17%	36,447	49,493	13,046	35.79%
Brazos	21	19	(2)	(9.52%)	2,164,650	1,863,000	(301,650)	(13.94%)	14,072	12,947	(1,125)	(8.00%)
Top 25 Counties	29,594	33,425	3,831	12.95%	3,608,139,217	4,591,746,535	983,607,318	27.26%	28,072,388	37,450,145	9,377,758	33.41%
All Other Counties	820	891	71	8.66%	78,685,026	93,966,670	15,281,644	19.42%	730,587	894,348	163,761	22.42%
Tier 1	1,812	2,269	457	25.22%	204,749,463	299,733,095	94,983,632	46.39%	724,636	1,033,594	308,958	42.64%
Tier 2	25,557	28,820	3,263	12.77%	3,144,328,608	3,989,449,731	845,121,123	26.88%	25,716,821	34,359,386	8,642,565	33.61%
All Other Counties	3,045	3,227	182	5.98%	337,746,172	396,530,379	58,784,207	17.40%	2,361,517	2,951,513	589,996	24.98%
Statewide Total	30,414	34,316	3,902	12.83%	3,686,824,243	4,685,713,205	998,888,962	27.09%	28,802,975	38,344,493	9,541,519	33.13%

Exposure includes Dwelling, Contents, and Loss of Use coverages
Premium totals are not audited and may not match published financial statements

Texas FAIR Plan Association
Liability Report
As of 12/31/23
HO-CONB Policies



County	Policies In-Force		PIF Growth		Exposure In-Force		Exposure Growth		YTD Written Premium		Premium Growth	
	12/31/22	12/31/23	Actual	Percentage	12/31/22	12/31/23	Actual	Percentage	12/31/22	12/31/23	Actual	Percentage
Harris	1,918	1,890	(28)	(1.46%)	140,023,200	142,749,120	2,725,920	1.95%	970,211	1,089,086	118,875	12.25%
Galveston	202	218	16	7.92%	18,744,840	21,297,240	2,552,400	13.62%	64,594	76,997	12,402	19.20%
Fort bend	71	73	2	2.82%	5,594,880	6,529,200	934,320	16.70%	32,761	42,390	9,629	29.39%
Dallas	74	76	2	2.70%	3,838,320	4,472,760	634,440	16.53%	24,122	32,866	8,743	36.25%
Brazoria	9	8	(1)	(11.11%)	708,000	564,000	(144,000)	(20.34%)	3,104	2,480	(624)	(20.11%)
Tarrant	2	3	1	50.00%	120,000	647,520	527,520	439.60%	841	8,504	7,663	910.84%
El paso	2	1	(1)	(50.00%)	243,600	117,600	(126,000)	(51.72%)	1,446	845	(601)	(41.56%)
Jefferson	8	14	6	75.00%	622,920	1,224,840	601,920	96.63%	2,202	4,578	2,376	107.94%
Nueces	183	152	(31)	(16.94%)	17,604,720	14,660,520	(2,944,200)	(16.72%)	68,504	57,325	(11,179)	(16.32%)
Montgomery	14	18	4	28.57%	1,093,680	1,373,280	279,600	25.57%	6,663	9,792	3,129	46.96%
Bexar	30	32	2	6.67%	1,538,400	1,981,320	442,920	28.79%	12,172	16,518	4,346	35.71%
Cameron	96	91	(5)	(5.21%)	9,272,400	9,564,840	292,440	3.15%	32,884	34,534	1,650	5.02%
Calhoun	7	5	(2)	(28.57%)	624,240	408,240	(216,000)	(34.60%)	2,685	1,874	(811)	(30.20%)
Orange	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
Chambers	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
Matagorda	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
Liberty	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
Travis	31	28	(3)	(9.68%)	2,225,520	2,200,680	(24,840)	(1.12%)	13,431	14,087	657	4.89%
Aransas	11	8	(3)	(27.27%)	883,920	715,920	(168,000)	(19.01%)	3,254	3,115	(139)	(4.27%)
Hidalgo	7	7	0	0.00%	456,000	456,000	0	0.00%	2,904	2,911	7	0.23%
San patricio	1	0	(1)	(100.00%)	78,000	0	(78,000)	(100.00%)	330	0	(330)	(100.00%)
Collin	13	14	1	7.69%	632,400	1,508,160	875,760	138.48%	3,349	7,367	4,018	119.98%
Waller	0	0	0	N/A	0	0	0	N/A	0	0	0	N/A
Denton	2	2	0	0.00%	300,000	300,000	0	0.00%	1,377	1,384	7	0.53%
Brazos	14	11	(3)	(21.43%)	1,154,400	952,320	(202,080)	(17.51%)	4,366	4,414	48	1.09%
Top 25 Counties	2,695	2,651	(44)	(1.63%)	205,759,440	211,723,560	5,964,120	2.90%	1,251,200	1,411,065	159,866	12.78%
All Other Counties	18	19	1	5.56%	1,391,760	1,904,160	512,400	36.82%	8,462	12,197	3,735	44.14%
Tier 1	517	497	(20)	(3.87%)	48,539,040	48,584,400	45,360	0.09%	177,557	181,572	4,015	2.26%
Tier 2	1,996	1,970	(26)	(1.30%)	146,074,080	149,734,320	3,660,240	2.51%	1,005,876	1,134,387	128,511	12.78%
All Other Counties	200	203	3	1.50%	12,538,080	15,309,000	2,770,920	22.10%	76,229	107,304	31,075	40.77%
Statewide Total	2,713	2,670	(43)	(1.58%)	207,151,200	213,627,720	6,476,520	3.13%	1,259,662	1,423,263	163,601	12.99%

Exposure includes Dwelling, Contents, and Loss of Use coverages
Premium totals are not audited and may not match published financial statements

Texas FAIR Plan Association
Liability Report
As of 12/31/23
HO-BT Policies



County	Policies In-Force		PIF Growth		Exposure In-Force		Exposure Growth		YTD Written Premium		Premium Growth	
	12/31/22	12/31/23	Actual	Percentage	12/31/22	12/31/23	Actual	Percentage	12/31/22	12/31/23	Actual	Percentage
Harris	1,008	988	(20)	(1.98%)	19,921,560	19,034,520	(887,040)	(4.45%)	161,857	170,335	8,478	5.24%
Galveston	295	267	(28)	(9.49%)	8,798,760	8,249,160	(549,600)	(6.25%)	43,040	41,148	(1,893)	(4.40%)
Fort bend	80	75	(5)	(6.25%)	1,970,640	1,876,080	(94,560)	(4.80%)	11,769	12,671	901	7.66%
Dallas	25	19	(6)	(24.00%)	577,800	516,000	(61,800)	(10.70%)	3,938	3,517	(421)	(10.68%)
Brazoria	43	36	(7)	(16.28%)	1,539,840	1,359,840	(180,000)	(11.69%)	6,894	6,152	(742)	(10.77%)
Tarrant	27	20	(7)	(25.93%)	715,200	544,800	(170,400)	(23.83%)	4,817	3,947	(870)	(18.05%)
El paso	2	4	2	100.00%	125,400	212,400	87,000	69.38%	619	1,164	545	88.05%
Jefferson	29	33	4	13.79%	1,302,240	1,425,960	123,720	9.50%	5,202	5,929	726	13.96%
Nueces	22	24	2	9.09%	886,080	750,480	(135,600)	(15.30%)	3,879	3,800	(79)	(2.03%)
Montgomery	23	21	(2)	(8.70%)	964,800	1,416,600	451,800	46.83%	4,276	5,329	1,053	24.62%
Bexar	14	14	0	0.00%	238,800	266,160	27,360	11.46%	1,816	1,986	170	9.39%
Cameron	1	6	5	500.00%	36,000	180,000	144,000	400.00%	331	1,321	991	299.59%
Calhoun	8	9	1	12.50%	312,000	348,000	36,000	11.54%	1,226	1,457	231	18.84%
Orange	10	12	2	20.00%	342,000	513,600	171,600	50.18%	2,967	4,876	1,909	64.33%
Chambers	7	6	(1)	(14.29%)	192,000	219,600	27,600	14.38%	735	870	135	18.42%
Matagorda	1	1	0	0.00%	13,200	13,200	0	0.00%	107	113	6	5.61%
Liberty	3	3	0	0.00%	90,000	90,000	0	0.00%	695	858	163	23.52%
Travis	20	25	5	25.00%	541,440	1,018,560	477,120	88.12%	2,508	4,129	1,621	64.66%
Aransas	2	3	1	50.00%	84,360	144,000	59,640	70.70%	407	721	314	77.15%
Hidalgo	3	2	(1)	(33.33%)	54,000	36,000	(18,000)	(33.33%)	538	277	(261)	(48.51%)
San patricio	1	0	(1)	(100.00%)	12,000	0	(12,000)	(100.00%)	100	0	(100)	(100.00%)
Collin	10	7	(3)	(30.00%)	246,000	300,000	54,000	21.95%	1,264	1,291	27	2.14%
Waller	3	7	4	133.33%	97,320	364,320	267,000	274.35%	841	1,771	930	110.58%
Denton	2	2	0	0.00%	48,000	60,000	12,000	25.00%	272	364	92	33.82%
Brazos	16	13	(3)	(18.75%)	249,000	279,000	30,000	12.05%	1,765	1,563	(202)	(11.44%)
Top 25 Counties	1,655	1,597	(58)	(3.50%)	39,358,440	39,218,280	(140,160)	(0.36%)	261,864	275,591	13,727	5.24%
All Other Counties	59	69	10	16.95%	2,481,240	2,949,360	468,120	18.87%	13,258	15,209	1,951	14.71%
Tier 1	411	387	(24)	(5.84%)	13,326,480	12,840,240	(486,240)	(3.65%)	62,488	62,122	(365)	(0.58%)
Tier 2	1,111	1,087	(24)	(2.16%)	22,491,000	21,784,320	(706,680)	(3.14%)	179,179	190,731	11,551	6.45%
All Other Counties	192	192	0	0.00%	6,022,200	7,543,080	1,520,880	25.25%	33,455	37,946	4,491	13.42%
Statewide Total	1,714	1,666	(48)	(2.80%)	41,839,680	42,167,640	327,960	0.78%	275,123	290,800	15,677	5.70%

Exposure includes Dwelling, Contents, and Loss of Use coverages
Premium totals are not audited and may not match published financial statements

Texas FAIR Plan Association
Policy Growth Report
As of 12/31/23
All Forms Combined



County	<u>Policies In-Force at Prior 12 Months End</u>													<u>Annual Growth</u>		<u>YTD Growth</u>	
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	43,925	43,441	43,008	42,598	42,263	41,662	40,905	40,102	39,288	38,745	38,205	38,068	38,174	5,751	15.1%	5,751	15.1%
Fort bend	5,404	5,281	5,151	5,036	4,956	4,843	4,640	4,509	4,388	4,308	4,191	4,140	4,111	1,293	31.5%	1,293	31.5%
Galveston	4,906	4,834	4,737	4,661	4,619	4,544	4,487	4,404	4,374	4,305	4,208	4,153	4,126	780	18.9%	780	18.9%
Dallas	1,999	1,936	1,899	1,868	1,850	1,827	1,823	1,816	1,813	1,821	1,805	1,815	1,831	168	9.2%	168	9.2%
Brazoria	2,375	2,315	2,246	2,200	2,156	2,092	2,039	1,976	1,912	1,872	1,802	1,769	1,761	614	34.9%	614	34.9%
Tarrant	1,483	1,454	1,402	1,364	1,375	1,365	1,353	1,362	1,378	1,389	1,390	1,399	1,410	73	5.2%	73	5.2%
Nueces	1,224	1,186	1,149	1,136	1,121	1,119	1,113	1,111	1,104	1,102	1,108	1,110	1,110	114	10.3%	114	10.3%
El paso	1,679	1,626	1,588	1,529	1,490	1,437	1,401	1,366	1,355	1,340	1,315	1,310	1,301	378	29.1%	378	29.1%
Jefferson	1,805	1,759	1,712	1,636	1,580	1,514	1,450	1,382	1,334	1,312	1,263	1,246	1,238	567	45.8%	567	45.8%
Montgomery	856	832	814	800	779	750	731	718	711	699	695	689	698	158	22.6%	158	22.6%
Bexar	578	565	555	537	517	512	509	507	508	514	506	502	505	73	14.5%	73	14.5%
Cameron	506	501	495	483	480	471	461	446	438	429	428	425	420	86	20.5%	86	20.5%
Calhoun	401	399	396	391	392	386	389	387	382	381	375	370	373	28	7.5%	28	7.5%
Orange	454	443	440	438	431	416	399	379	379	371	378	368	366	88	24.0%	88	24.0%
Chambers	367	353	346	341	332	323	314	302	289	282	267	267	271	96	35.4%	96	35.4%
Matagorda	318	308	298	288	288	279	274	266	266	264	252	248	247	71	28.7%	71	28.7%
Travis	252	243	228	224	219	220	216	216	213	210	204	202	196	56	28.6%	56	28.6%
Liberty	293	281	268	253	250	247	239	220	212	207	206	202	202	91	45.0%	91	45.0%
Hidalgo	180	182	180	180	183	179	176	170	161	161	164	168	166	14	8.4%	14	8.4%
Aransas	193	193	194	190	188	180	179	177	178	173	172	171	169	24	14.2%	24	14.2%
San patricio	200	196	191	186	183	175	166	163	161	160	155	157	161	39	24.2%	39	24.2%
Collin	176	172	165	163	162	158	155	151	149	152	153	154	152	24	15.8%	24	15.8%
Waller	155	155	148	150	145	144	147	148	145	142	129	126	123	32	26.0%	32	26.0%
Denton	151	144	136	133	131	125	117	116	115	115	113	110	108	43	39.8%	43	39.8%
Brazos	78	75	73	74	75	73	74	74	73	70	73	77	82	(4)	(4.9%)	(4)	(4.9%)
Top 25 Counties	69,958	68,874	67,819	66,859	66,165	65,041	63,757	62,468	61,326	60,524	59,557	59,246	59,301	10,657	18.0%	10,657	18.0%
All Other Counties	2,668	2,599	2,529	2,414	2,377	2,322	2,276	2,236	2,178	2,147	2,141	2,145	2,151	517	24.0%	517	24.0%
Tier 1	12,435	12,193	11,912	11,641	11,467	11,209	10,998	10,736	10,554	10,396	10,145	10,029	9,986	2,449	24.5%	2,449	24.5%
Tier 2	50,641	50,009	49,422	48,878	48,455	47,712	46,714	45,735	44,764	44,112	43,462	43,267	43,339	7,302	16.8%	7,302	16.8%
All Other Counties	9,550	9,271	9,014	8,754	8,620	8,442	8,321	8,233	8,186	8,163	8,091	8,095	8,127	1,423	17.5%	1,423	17.5%
Statewide Total	72,626	71,473	70,348	69,273	68,542	67,363	66,033	64,704	63,504	62,671	61,698	61,391	61,452	11,174	18.2%	11,174	18.2%

Texas FAIR Plan Association
Policy Growth Report
As of 12/31/23
HO-A Policies



County	<u>Policies In-Force at Prior 12 Months End</u>												<u>Annual Growth</u>		<u>YTD Growth</u>		
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	16,432	16,121	15,827	15,620	15,435	15,120	14,691	14,225	13,721	13,438	13,100	13,020	13,062	3,370	25.8%	3,370	25.8%
Fort bend	1,585	1,525	1,465	1,418	1,369	1,315	1,230	1,167	1,124	1,098	1,066	1,045	1,044	541	51.8%	541	51.8%
Galveston	3,608	3,560	3,497	3,438	3,402	3,335	3,291	3,227	3,190	3,149	3,069	3,044	3,013	595	19.7%	595	19.7%
Dallas	952	902	864	828	819	804	800	788	795	798	798	794	804	148	18.4%	148	18.4%
Brazoria	1,829	1,775	1,721	1,685	1,647	1,598	1,556	1,508	1,462	1,423	1,365	1,335	1,325	504	38.0%	504	38.0%
Tarrant	831	803	770	735	732	728	720	724	727	728	730	735	736	95	12.9%	95	12.9%
Nueces	743	721	697	681	669	666	660	658	652	650	655	655	654	89	13.6%	89	13.6%
El paso	1,449	1,407	1,366	1,311	1,276	1,226	1,193	1,164	1,160	1,150	1,127	1,119	1,107	342	30.9%	342	30.9%
Jefferson	1,418	1,379	1,337	1,271	1,233	1,175	1,117	1,057	1,013	979	940	925	915	503	55.0%	503	55.0%
Montgomery	496	485	477	467	443	419	409	396	394	394	394	389	401	95	23.7%	95	23.7%
Bexar	366	357	344	332	321	315	310	311	307	312	311	312	316	50	15.8%	50	15.8%
Cameron	331	325	323	313	311	303	293	282	277	268	263	259	251	80	31.9%	80	31.9%
Calhoun	336	334	333	330	329	321	321	322	316	314	308	301	307	29	9.4%	29	9.4%
Orange	298	286	279	273	269	264	246	238	235	232	237	227	227	71	31.3%	71	31.3%
Chambers	320	306	301	296	286	277	267	254	242	236	227	225	229	91	39.7%	91	39.7%
Matagorda	278	271	263	252	253	246	239	231	230	228	215	211	210	68	32.4%	68	32.4%
Travis	144	135	123	119	116	117	112	111	108	106	104	105	99	45	45.5%	45	45.5%
Liberty	178	167	159	148	147	146	138	125	124	121	124	121	119	59	49.6%	59	49.6%
Hidalgo	59	63	60	59	63	58	58	59	53	52	54	56	56	3	5.4%	3	5.4%
Aransas	160	158	158	153	152	146	146	145	145	143	142	140	138	22	15.9%	22	15.9%
San patricio	163	160	157	154	152	143	136	134	132	128	123	124	126	37	29.4%	37	29.4%
Collin	67	66	59	54	52	48	47	45	45	46	46	46	43	24	55.8%	24	55.8%
Waller	99	97	92	92	89	86	91	93	91	89	81	79	79	20	25.3%	20	25.3%
Denton	108	100	93	91	89	82	77	77	74	74	71	66	65	43	66.2%	43	66.2%
Brazos	35	32	30	30	30	30	29	27	25	25	27	29	31	4	12.9%	4	12.9%
Top 25 Counties	32,285	31,535	30,795	30,150	29,684	28,968	28,177	27,368	26,642	26,181	25,577	25,362	25,357	6,928	27.3%	6,928	27.3%
All Other Counties	1,689	1,613	1,560	1,488	1,443	1,398	1,353	1,319	1,289	1,264	1,252	1,252	1,254	435	34.7%	435	34.7%
Tier 1	9,282	9,083	8,880	8,667	8,526	8,302	8,118	7,907	7,745	7,602	7,389	7,299	7,246	2,036	28.1%	2,036	28.1%
Tier 2	18,764	18,373	18,001	17,723	17,483	17,095	16,552	16,001	15,434	15,113	14,750	14,640	14,675	4,089	27.9%	4,089	27.9%
All Other Counties	5,928	5,692	5,474	5,248	5,118	4,969	4,860	4,779	4,752	4,730	4,690	4,675	4,690	1,238	26.4%	1,238	26.4%
Statewide Total	33,974	33,148	32,355	31,638	31,127	30,366	29,530	28,687	27,931	27,445	26,829	26,614	26,611	7,363	27.7%	7,363	27.7%

Texas FAIR Plan Association
Policy Growth Report
As of 12/31/23
TDP-1 Policies



County	<u>Policies In-Force at Prior 12 Months End</u>												<u>Annual Growth</u>		<u>YTD Growth</u>		
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	24,615	24,433	24,284	24,117	23,988	23,725	23,411	23,081	22,768	22,504	22,252	22,168	22,186	2,429	10.9%	2,429	10.9%
Fort bend	3,671	3,608	3,543	3,479	3,450	3,384	3,266	3,199	3,118	3,062	2,977	2,948	2,916	755	25.9%	755	25.9%
Galveston	813	783	758	746	741	726	711	700	701	674	646	615	616	197	32.0%	197	32.0%
Dallas	952	938	939	942	934	927	928	928	917	924	912	923	928	24	2.6%	24	2.6%
Brazoria	502	497	482	472	466	451	433	417	401	399	388	383	384	118	30.7%	118	30.7%
Tarrant	629	627	607	603	616	612	608	614	627	636	634	636	645	(16)	(2.5%)	(16)	(2.5%)
Nueces	305	293	275	274	272	267	266	260	257	254	255	252	251	54	21.5%	54	21.5%
El paso	225	214	217	213	210	207	203	196	189	184	183	186	190	35	18.4%	35	18.4%
Jefferson	340	336	332	323	306	300	291	283	283	294	284	284	286	54	18.9%	54	18.9%
Montgomery	321	313	307	300	301	296	285	284	279	269	264	264	260	61	23.5%	61	23.5%
Bexar	166	162	165	159	151	151	153	150	153	153	149	146	145	21	14.5%	21	14.5%
Cameron	78	79	78	76	77	77	77	74	71	68	72	71	72	6	8.3%	6	8.3%
Calhoun	51	51	49	47	49	54	55	52	52	53	53	54	51	0	0.0%	0	0.0%
Orange	144	143	145	151	149	141	143	131	135	130	132	131	129	15	11.6%	15	11.6%
Chambers	41	41	38	38	40	40	41	40	39	39	34	35	35	6	17.1%	6	17.1%
Matagorda	39	36	34	35	34	32	34	34	35	35	36	36	36	3	8.3%	3	8.3%
Travis	55	55	51	50	50	49	50	48	48	48	46	45	46	9	19.6%	9	19.6%
Liberty	112	111	106	102	99	97	97	91	85	83	79	78	80	32	40.0%	32	40.0%
Hidalgo	112	110	110	111	110	111	108	101	99	99	100	102	100	12	12.0%	12	12.0%
Aransas	22	23	24	24	23	22	21	21	21	18	18	18	18	4	22.2%	4	22.2%
San patricio	37	36	34	32	31	32	30	29	29	32	32	32	33	4	12.1%	4	12.1%
Collin	88	85	85	89	88	88	87	85	83	85	85	86	86	2	2.3%	2	2.3%
Waller	49	51	50	51	49	50	49	48	47	46	44	44	41	8	19.5%	8	19.5%
Denton	39	40	39	38	38	37	35	34	36	36	37	39	39	0	0.0%	0	0.0%
Brazos	19	19	19	20	19	19	19	20	20	18	18	20	21	(2)	(9.5%)	(2)	(9.5%)
Top 25 Counties	33,425	33,084	32,771	32,492	32,291	31,895	31,401	30,920	30,493	30,143	29,730	29,596	29,594	3,831	12.9%	3,831	12.9%
All Other Counties	891	902	885	844	853	846	845	836	812	806	808	817	820	71	8.7%	71	8.7%
Tier 1	2,269	2,227	2,156	2,100	2,073	2,033	1,991	1,941	1,917	1,896	1,849	1,811	1,812	457	25.2%	457	25.2%
Tier 2	28,820	28,568	28,345	28,121	27,959	27,624	27,184	26,764	26,358	26,020	25,682	25,572	25,557	3,263	12.8%	3,263	12.8%
All Other Counties	3,227	3,191	3,155	3,115	3,112	3,084	3,071	3,051	3,030	3,033	3,007	3,030	3,045	182	6.0%	182	6.0%
Statewide Total	34,316	33,986	33,656	33,336	33,144	32,741	32,246	31,756	31,305	30,949	30,538	30,413	30,414	3,902	12.8%	3,902	12.8%

Texas FAIR Plan Association
Policy Growth Report
As of 12/31/23
HO-CONB Policies



County	<u>Policies In-Force at Prior 12 Months End</u>													<u>Annual Growth</u>		<u>YTD Growth</u>	
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	1,890	1,888	1,891	1,885	1,866	1,847	1,839	1,850	1,849	1,865	1,876	1,894	1,918	(28)	(1.5%)	(28)	(1.5%)
Fort bend	73	74	72	71	73	72	72	69	71	71	71	72	71	2	2.8%	2	2.8%
Galveston	218	217	213	211	213	213	210	208	208	202	200	198	202	16	7.9%	16	7.9%
Dallas	76	75	74	77	77	75	74	77	75	74	71	75	74	2	2.7%	2	2.7%
Brazoria	8	8	8	8	8	8	8	8	9	9	9	9	9	(1)	(11.1%)	(1)	(11.1%)
Tarrant	3	3	3	3	2	1	0	0	1	1	0	2	2	1	50.0%	1	50.0%
Nueces	152	151	155	160	161	165	164	171	174	177	177	181	183	(31)	(16.9%)	(31)	(16.9%)
El paso	1	1	1	1	1	1	1	2	2	2	2	2	2	(1)	(50.0%)	(1)	(50.0%)
Jefferson	14	13	13	11	10	10	9	9	8	8	9	9	8	6	75.0%	6	75.0%
Montgomery	18	15	15	16	16	16	16	16	14	12	14	14	14	4	28.6%	4	28.6%
Bexar	32	32	32	32	32	32	31	32	32	32	30	30	30	2	6.7%	2	6.7%
Cameron	91	91	89	89	89	88	88	87	87	90	90	92	96	(5)	(5.2%)	(5)	(5.2%)
Calhoun	5	5	5	5	5	4	5	5	6	6	6	7	7	(2)	(28.6%)	(2)	(28.6%)
Orange	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Chambers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Matagorda	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Travis	28	29	30	30	30	32	32	32	31	31	30	30	31	(3)	(9.7%)	(3)	(9.7%)
Liberty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Hidalgo	7	7	7	7	7	7	7	7	6	7	7	7	7	0	0.0%	0	0.0%
Aransas	8	8	8	9	9	9	9	9	10	10	10	11	11	(3)	(27.3%)	(3)	(27.3%)
San patricio	0	0	0	0	0	0	0	0	0	0	0	0	1	(1)	(100.0%)	(1)	(100.0%)
Collin	14	14	14	13	14	14	13	13	13	13	13	13	13	1	7.7%	1	7.7%
Waller	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Denton	2	2	2	2	2	2	2	2	2	2	2	2	2	0	0.0%	0	0.0%
Brazos	11	11	11	11	12	10	10	11	12	11	12	12	14	(3)	(21.4%)	(3)	(21.4%)
Top 25 Counties	2,651	2,644	2,643	2,641	2,627	2,606	2,590	2,608	2,610	2,623	2,629	2,660	2,695	(44)	(1.6%)	(44)	(1.6%)
All Other Counties	19	19	19	16	17	17	18	18	18	18	19	18	18	1	5.6%	1	5.6%
Tier 1	497	494	492	493	495	497	493	497	502	502	501	507	517	(20)	(3.9%)	(20)	(3.9%)
Tier 2	1,970	1,969	1,970	1,963	1,946	1,926	1,918	1,926	1,926	1,943	1,954	1,973	1,996	(26)	(1.3%)	(26)	(1.3%)
All Other Counties	203	200	200	201	203	200	197	203	200	196	193	198	200	3	1.5%	3	1.5%
Statewide Total	2,670	2,663	2,662	2,657	2,644	2,623	2,608	2,626	2,628	2,641	2,648	2,678	2,713	(43)	(1.6%)	(43)	(1.6%)

Texas FAIR Plan Association
Policy Growth Report
As of 12/31/23
HO-BT Policies



County	<u>Policies In-Force at Prior 12 Months End</u>													<u>Annual Growth</u>		<u>YTD Growth</u>	
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	988	999	1,006	976	974	970	964	946	950	938	977	986	1,008	(20)	(2.0%)	(20)	(2.0%)
Fort bend	75	74	71	68	64	72	72	74	75	77	77	75	80	(5)	(6.3%)	(5)	(6.3%)
Galveston	267	274	269	266	263	270	275	269	275	280	293	296	295	(28)	(9.5%)	(28)	(9.5%)
Dallas	19	21	22	21	20	21	21	23	26	25	24	23	25	(6)	(24.0%)	(6)	(24.0%)
Brazoria	36	35	35	35	35	35	42	43	40	41	40	42	43	(7)	(16.3%)	(7)	(16.3%)
Tarrant	20	21	22	23	25	24	25	24	23	24	26	26	27	(7)	(25.9%)	(7)	(25.9%)
Nueces	24	21	22	21	19	21	23	22	21	21	21	22	22	2	9.1%	2	9.1%
El paso	4	4	4	4	3	3	4	4	4	4	3	3	2	2	100.0%	2	100.0%
Jefferson	33	31	30	31	31	29	33	33	30	31	30	28	29	4	13.8%	4	13.8%
Montgomery	21	19	15	17	19	19	21	22	24	24	23	22	23	(2)	(8.7%)	(2)	(8.7%)
Bexar	14	14	14	14	13	14	15	14	16	17	16	14	14	0	0.0%	0	0.0%
Cameron	6	6	5	5	3	3	3	3	3	3	3	3	1	5	500.0%	5	500.0%
Calhoun	9	9	9	9	9	7	8	8	8	8	8	8	8	1	12.5%	1	12.5%
Orange	12	14	16	14	13	11	10	10	9	9	9	10	10	2	20.0%	2	20.0%
Chambers	6	6	7	7	6	6	6	8	8	7	6	7	7	(1)	(14.3%)	(1)	(14.3%)
Matagorda	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0.0%	0	0.0%
Travis	25	24	24	25	23	22	22	25	26	25	24	22	20	5	25.0%	5	25.0%
Liberty	3	3	3	3	4	4	4	4	3	3	3	3	3	0	0.0%	0	0.0%
Hidalgo	2	2	3	3	3	3	3	3	3	3	3	3	3	(1)	(33.3%)	(1)	(33.3%)
Aransas	3	4	4	4	4	3	3	2	2	2	2	2	2	1	50.0%	1	50.0%
San patricio	0	0	0	0	0	0	0	0	0	0	0	1	1	(1)	(100.0%)	(1)	(100.0%)
Collin	7	7	7	7	8	8	8	8	8	8	9	9	10	(3)	(30.0%)	(3)	(30.0%)
Waller	7	7	6	7	7	8	7	7	7	7	4	3	3	4	133.3%	4	133.3%
Denton	2	2	2	2	2	4	3	3	3	3	3	3	2	0	0.0%	0	0.0%
Brazos	13	13	13	13	14	14	16	16	16	16	16	16	16	(3)	(18.8%)	(3)	(18.8%)
Top 25 Counties	1,597	1,611	1,610	1,576	1,563	1,572	1,589	1,572	1,581	1,577	1,621	1,628	1,655	(58)	(3.5%)	(58)	(3.5%)
All Other Counties	69	65	65	66	64	61	60	63	59	59	62	58	59	10	16.9%	10	16.9%
Tier 1	387	389	384	381	373	377	396	391	390	396	406	412	411	(24)	(5.8%)	(24)	(5.8%)
Tier 2	1,087	1,099	1,106	1,071	1,067	1,067	1,060	1,044	1,046	1,036	1,076	1,082	1,111	(24)	(2.2%)	(24)	(2.2%)
All Other Counties	192	188	185	190	187	189	193	200	204	204	201	192	192	0	0.0%	0	0.0%
Statewide Total	1,666	1,676	1,675	1,642	1,627	1,633	1,649	1,635	1,640	1,636	1,683	1,686	1,714	(48)	(2.8%)	(48)	(2.8%)

Texas FAIR Plan Association
Exposure Growth Report
As of 12/31/23
All Forms Combined
(000,000 Omitted)



County	Exposure In-Force at Prior 12 Months End (000,000 Omitted)												Annual Growth		YTD Growth		
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	8,645	8,437	8,245	8,074	7,916	7,693	7,392	7,082	6,778	6,564	6,309	6,224	6,195	2,450	39.6%	2,450	39.6%
Fort bend	1,315	1,264	1,210	1,167	1,132	1,073	1,000	940	894	859	814	793	782	533	68.1%	533	68.1%
Galveston	1,589	1,558	1,513	1,474	1,452	1,406	1,378	1,336	1,307	1,268	1,200	1,173	1,157	433	37.4%	433	37.4%
Dallas	423	399	380	362	352	340	337	332	328	328	324	322	324	99	30.5%	99	30.5%
Brazoria	785	756	727	705	683	656	627	596	569	544	512	493	488	297	60.9%	297	60.9%
Tarrant	310	296	275	260	255	250	243	242	242	243	242	242	241	70	29.0%	70	29.0%
Nueces	291	280	268	261	255	252	249	246	243	241	239	239	237	55	23.1%	55	23.1%
El paso	466	445	430	411	396	379	365	353	349	344	335	332	327	139	42.7%	139	42.7%
Jefferson	544	524	504	473	450	428	405	376	354	343	323	314	311	233	75.0%	233	75.0%
Montgomery	206	197	190	187	172	160	150	141	135	131	129	127	128	78	60.7%	78	60.7%
Bexar	127	123	117	111	104	101	98	98	96	96	94	94	94	33	34.9%	33	34.9%
Cameron	123	121	117	112	109	105	100	96	90	87	84	83	80	44	55.0%	44	55.0%
Calhoun	107	107	107	105	105	102	102	101	98	97	96	94	95	12	12.9%	12	12.9%
Orange	97	93	89	88	85	81	75	69	67	64	65	63	63	34	54.8%	34	54.8%
Chambers	140	134	131	128	123	119	114	104	99	96	87	85	86	54	62.4%	54	62.4%
Matagorda	89	85	82	78	78	74	71	67	66	65	61	60	59	30	51.3%	30	51.3%
Travis	65	60	53	52	49	47	44	43	41	39	38	37	35	30	87.4%	30	87.4%
Liberty	44	42	40	37	35	34	32	28	27	27	27	26	26	18	69.4%	18	69.4%
Hidalgo	28	28	26	25	25	24	23	22	20	20	19	19	19	9	44.4%	9	44.4%
Aransas	46	46	46	44	43	41	41	41	40	39	39	38	37	9	25.6%	9	25.6%
San patricio	56	56	53	52	51	48	45	43	42	40	38	38	39	17	44.5%	17	44.5%
Collin	55	54	47	43	41	38	36	34	33	34	34	34	32	23	73.2%	23	73.2%
Waller	29	28	26	25	23	22	21	22	21	21	20	19	19	10	53.5%	10	53.5%
Denton	59	53	49	48	47	42	38	37	36	36	34	30	30	29	99.2%	29	99.2%
Brazos	14	13	13	13	13	13	13	13	12	11	11	12	12	2	15.5%	2	15.5%
Top 25 Counties	15,654	15,200	14,739	14,333	13,994	13,528	13,000	12,462	11,989	11,636	11,171	10,991	10,913	4,741	43.4%	4,741	43.4%
All Other Counties	621	582	555	516	495	471	453	435	419	404	395	393	389	233	59.9%	233	59.9%
Tier 1	3,804	3,700	3,580	3,462	3,379	3,261	3,163	3,035	2,935	2,847	2,703	2,643	2,611	1,192	45.7%	1,192	45.7%
Tier 2	10,199	9,933	9,679	9,456	9,256	8,966	8,581	8,199	7,839	7,583	7,283	7,174	7,133	3,066	43.0%	3,066	43.0%
All Other Counties	2,273	2,148	2,034	1,931	1,854	1,772	1,709	1,663	1,633	1,610	1,580	1,567	1,557	716	46.0%	716	46.0%
Statewide Total	16,276	15,781	15,294	14,849	14,489	13,999	13,452	12,897	12,408	12,040	11,566	11,384	11,302	4,974	44.0%	4,974	44.0%

Exposure includes Dwelling, Contents, and Loss of Use coverages

Texas FAIR Plan Association
Exposure Growth Report
As of 12/31/23
HO-A Policies
(000,000 Omitted)



County	Exposure In-Force at Prior 12 Months End (000,000 Omitted)												Annual Growth		YTD Growth		
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	5,217	5,059	4,905	4,782	4,660	4,500	4,272	4,036	3,808	3,659	3,470	3,415	3,397	1,819	53.6%	1,819	53.6%
Fort bend	638	605	569	544	520	480	434	392	365	345	323	312	309	329	106.3%	329	106.3%
Galveston	1,446	1,420	1,380	1,343	1,324	1,279	1,252	1,216	1,188	1,154	1,091	1,073	1,056	389	36.9%	389	36.9%
Dallas	297	276	260	241	233	223	221	215	214	213	213	210	212	85	40.2%	85	40.2%
Brazoria	703	675	649	630	609	585	559	532	509	485	455	438	432	270	62.5%	270	62.5%
Tarrant	236	223	205	191	185	182	174	174	172	172	172	172	169	66	39.2%	66	39.2%
Nueces	241	232	222	216	210	208	205	203	200	198	196	196	194	47	24.0%	47	24.0%
El paso	438	418	403	385	370	353	340	329	327	322	314	310	304	133	43.8%	133	43.8%
Jefferson	504	485	465	435	415	394	373	345	323	311	292	284	280	224	79.9%	224	79.9%
Montgomery	159	153	146	144	131	119	112	104	101	99	97	96	97	62	63.4%	62	63.4%
Bexar	107	104	98	93	88	85	82	83	80	80	79	79	80	28	34.8%	28	34.8%
Cameron	104	102	98	94	91	87	83	78	73	70	67	67	64	41	64.2%	41	64.2%
Calhoun	102	101	101	100	99	96	96	95	92	91	90	88	89	12	13.7%	12	13.7%
Orange	82	78	74	72	69	67	62	57	55	52	53	51	50	31	62.1%	31	62.1%
Chambers	134	128	126	123	117	114	108	98	94	90	83	81	82	52	63.8%	52	63.8%
Matagorda	85	82	79	75	75	71	68	64	63	62	57	57	56	29	52.7%	29	52.7%
Travis	54	50	43	42	39	37	34	34	32	31	29	29	26	27	103.2%	27	103.2%
Liberty	34	32	31	28	27	26	24	21	20	20	20	19	19	14	73.7%	14	73.7%
Hidalgo	13	13	12	11	11	10	9	10	8	8	7	8	8	5	67.2%	5	67.2%
Aransas	43	43	43	40	39	37	38	38	36	36	36	35	34	9	27.5%	9	27.5%
San patricio	53	52	50	49	48	45	42	40	39	37	35	36	36	17	46.2%	17	46.2%
Collin	36	36	30	25	24	20	19	18	17	18	18	18	15	21	136.8%	21	136.8%
Waller	24	22	21	20	18	16	16	17	17	16	15	15	15	9	57.7%	9	57.7%
Denton	52	47	43	42	41	35	33	32	31	31	28	24	24	28	119.6%	28	119.6%
Brazos	11	10	9	10	10	10	10	9	9	8	8	8	9	2	27.0%	2	27.0%
Top 25 Counties	10,812	10,446	10,062	9,735	9,452	9,081	8,666	8,240	7,873	7,611	7,251	7,118	7,060	3,752	53.1%	3,752	53.1%
All Other Counties	523	483	458	426	405	382	364	348	335	321	313	310	306	217	70.8%	217	70.8%
Tier 1	3,442	3,348	3,240	3,132	3,054	2,943	2,852	2,736	2,643	2,561	2,427	2,376	2,345	1,098	46.8%	1,098	46.8%
Tier 2	6,038	5,842	5,646	5,488	5,335	5,128	4,845	4,558	4,296	4,122	3,911	3,841	3,821	2,218	58.0%	2,218	58.0%
All Other Counties	1,854	1,740	1,634	1,540	1,468	1,392	1,333	1,294	1,269	1,250	1,226	1,211	1,201	653	54.4%	653	54.4%
Statewide Total	11,334	10,929	10,520	10,161	9,857	9,463	9,029	8,588	8,208	7,933	7,564	7,428	7,366	3,968	53.9%	3,968	53.9%

Exposure includes Dwelling, Contents, and Loss of Use coverages

Texas FAIR Plan Association
Exposure Growth Report
As of 12/31/23
TDP-1 Policies
(000,000 Omitted)



County	Exposure In-Force at Prior 12 Months End (000,000 Omitted)												Annual Growth		YTD Growth		
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	3,267	3,216	3,178	3,131	3,097	3,038	2,966	2,890	2,814	2,749	2,682	2,650	2,638	629	23.8%	629	23.8%
Fort bend	668	651	633	615	604	585	558	540	521	506	483	474	465	203	43.7%	203	43.7%
Galveston	114	109	105	102	101	98	97	93	92	87	81	73	73	41	56.9%	41	56.9%
Dallas	121	118	116	115	114	112	112	111	109	110	106	108	108	13	12.2%	13	12.2%
Brazoria	80	79	76	73	72	69	66	61	58	57	55	53	53	27	50.9%	27	50.9%
Tarrant	73	72	69	68	69	68	68	68	69	70	69	69	70	3	4.3%	3	4.3%
Nueces	35	33	30	30	29	28	28	26	26	25	25	24	24	11	46.1%	11	46.1%
El paso	28	26	27	26	26	25	25	23	22	22	21	21	22	6	28.6%	6	28.6%
Jefferson	37	36	36	35	33	32	30	29	29	30	29	28	28	8	29.1%	8	29.1%
Montgomery	44	42	42	40	39	38	36	34	32	30	30	29	29	15	53.2%	15	53.2%
Bexar	17	17	17	16	14	14	14	13	14	14	13	13	13	5	36.7%	5	36.7%
Cameron	9	9	9	9	9	9	8	8	8	7	7	7	7	3	37.4%	3	37.4%
Calhoun	5	5	5	4	5	5	5	5	5	5	5	5	5	0	3.3%	0	3.3%
Orange	14	14	14	15	15	14	13	12	12	12	12	12	12	3	23.6%	3	23.6%
Chambers	6	6	5	5	6	6	6	6	5	5	4	4	4	2	37.3%	2	37.3%
Matagorda	4	3	3	3	3	3	3	3	3	3	3	3	3	1	25.7%	1	25.7%
Travis	8	8	7	7	7	6	7	6	6	6	5	5	5	2	46.2%	2	46.2%
Liberty	10	10	9	8	8	8	8	7	7	7	6	6	6	4	56.8%	4	56.8%
Hidalgo	14	14	14	14	14	14	13	12	12	11	11	11	11	3	30.3%	3	30.3%
Aransas	2	2	3	3	2	2	2	2	2	2	2	2	2	0	11.5%	0	11.5%
San patricio	3	3	3	3	3	3	3	3	2	3	3	3	3	1	26.3%	1	26.3%
Collin	17	16	16	17	16	16	16	15	15	15	15	15	15	1	7.6%	1	7.6%
Waller	5	5	5	5	5	5	5	5	5	4	4	4	4	1	30.8%	1	30.8%
Denton	6	7	6	6	6	6	5	5	5	5	5	6	5	1	17.2%	1	17.2%
Brazos	2	2	2	2	2	2	2	2	2	2	2	2	2	(0)	(13.9%)	(0)	(13.9%)
Top 25 Counties	4,592	4,504	4,428	4,352	4,297	4,205	4,095	3,981	3,875	3,784	3,679	3,630	3,608	984	27.3%	984	27.3%
All Other Counties	94	94	92	87	86	85	85	83	80	79	78	79	79	15	19.4%	15	19.4%
Tier 1	300	292	279	270	265	258	251	238	232	226	216	206	205	95	46.4%	95	46.4%
Tier 2	3,989	3,920	3,862	3,797	3,753	3,672	3,573	3,476	3,379	3,296	3,207	3,166	3,144	845	26.9%	845	26.9%
All Other Counties	397	387	380	371	365	360	356	349	344	341	335	337	338	59	17.4%	59	17.4%
Statewide Total	4,686	4,598	4,520	4,438	4,383	4,290	4,180	4,064	3,955	3,863	3,757	3,709	3,687	999	27.1%	999	27.1%

Exposure includes Dwelling, Contents, and Loss of Use coverages

Texas FAIR Plan Association
Exposure Growth Report
As of 12/31/23
HO-CONB Policies
(000,000 Omitted)



County	Exposure In-Force at Prior 12 Months End (000,000 Omitted)													Annual Growth		YTD Growth	
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	143	142	143	142	140	137	136	137	137	137	138	139	140	3	1.9%	3	1.9%
Fort bend	7	6	6	6	6	6	6	6	6	6	6	6	6	1	16.7%	1	16.7%
Galveston	21	21	20	20	20	20	20	20	20	19	18	18	19	3	13.6%	3	13.6%
Dallas	4	5	4	4	4	4	4	4	4	4	4	4	4	1	16.5%	1	16.5%
Brazoria	1	1	1	1	1	1	1	1	1	1	1	1	1	(0)	(20.3%)	(0)	(20.3%)
Tarrant	1	1	1	1	1	1	0	0	0	0	0	0	0	1	439.6%	1	439.6%
Nueces	15	15	15	15	15	16	16	16	17	17	17	17	18	(3)	(16.7%)	(3)	(16.7%)
El paso	0	0	0	0	0	0	0	0	0	0	0	0	0	(0)	(51.7%)	(0)	(51.7%)
Jefferson	1	1	1	1	1	1	1	1	1	1	1	1	1	1	96.6%	1	96.6%
Montgomery	1	1	1	1	1	1	1	1	1	1	1	1	1	0	25.6%	0	25.6%
Bexar	2	2	2	2	2	2	2	2	2	2	2	2	2	0	28.8%	0	28.8%
Cameron	10	10	9	9	9	10	9	9	9	9	9	9	9	0	3.2%	0	3.2%
Calhoun	0	0	0	0	0	0	0	0	1	1	1	1	1	(0)	(34.6%)	(0)	(34.6%)
Orange	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Chambers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Matagorda	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Travis	2	2	2	2	2	2	2	2	2	2	2	2	2	(0)	(1.1%)	(0)	(1.1%)
Liberty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Hidalgo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%
Aransas	1	1	1	1	1	1	1	1	1	1	1	1	1	(0)	(19.0%)	(0)	(19.0%)
San patricio	0	0	0	0	0	0	0	0	0	0	0	0	0	(0)	(100.0%)	(0)	(100.0%)
Collin	2	2	1	1	1	1	1	1	1	1	1	1	1	1	138.5%	1	138.5%
Waller	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Denton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%
Brazos	1	1	1	1	1	1	1	1	1	1	1	1	1	(0)	(17.5%)	(0)	(17.5%)
Top 25 Counties	212	210	210	208	207	204	201	203	203	202	202	204	206	6	2.9%	6	2.9%
All Other Counties	2	2	2	1	1	1	2	2	2	2	2	1	1	1	36.8%	1	36.8%
Tier 1	49	48	48	47	47	48	47	47	48	47	47	48	49	0	0.1%	0	0.1%
Tier 2	150	149	150	148	147	144	143	143	143	144	144	145	146	4	2.5%	4	2.5%
All Other Counties	15	15	14	14	14	14	13	3	22.1%	3	22.1%						
Statewide Total	214	212	212	209	208	206	203	204	204	204	204	206	207	6	3.1%	6	3.1%

Exposure includes Dwelling, Contents, and Loss of Use coverages

Texas FAIR Plan Association
Exposure Growth Report
As of 12/31/23
HO-BT Policies
(000,000 Omitted)



County	Exposure In-Force at Prior 12 Months End (000,000 Omitted)												Annual Growth		YTD Growth		
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	19	19	20	19	19	19	18	18	19	19	19	19	20	(1)	(4.5%)	(1)	(4.5%)
Fort bend	2	2	2	2	2	2	2	2	2	2	2	2	2	(0)	(4.8%)	(0)	(4.8%)
Galveston	8	8	8	8	8	8	8	8	8	8	9	9	9	(1)	(6.2%)	(1)	(6.2%)
Dallas	1	1	1	1	1	1	1	1	1	1	1	1	1	(0)	(10.7%)	(0)	(10.7%)
Brazoria	1	1	1	1	1	1	1	1	1	1	1	2	2	(0)	(11.7%)	(0)	(11.7%)
Tarrant	1	1	1	1	1	1	1	1	1	1	1	1	1	(0)	(23.8%)	(0)	(23.8%)
Nueces	1	1	1	1	1	1	1	1	1	1	1	1	1	(0)	(15.3%)	(0)	(15.3%)
El paso	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69.4%	0	69.4%
Jefferson	1	1	1	1	1	1	1	1	1	1	1	1	1	0	9.5%	0	9.5%
Montgomery	1	1	1	1	1	1	1	1	1	1	1	1	1	0	46.8%	0	46.8%
Bexar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11.5%	0	11.5%
Cameron	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400.0%	0	400.0%
Calhoun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11.5%	0	11.5%
Orange	1	1	1	1	0	0	0	0	0	0	0	0	0	0	50.2%	0	50.2%
Chambers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14.4%	0	14.4%
Matagorda	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%
Travis	1	1	1	1	1	1	1	1	1	1	1	1	1	0	88.1%	0	88.1%
Liberty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0	0.0%
Hidalgo	0	0	0	0	0	0	0	0	0	0	0	0	0	(0)	(33.3%)	(0)	(33.3%)
Aransas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70.7%	0	70.7%
San patricio	0	0	0	0	0	0	0	0	0	0	0	0	0	(0)	(100.0%)	(0)	(100.0%)
Collin	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22.0%	0	22.0%
Waller	0	0	0	0	0	0	0	0	0	0	0	0	0	0	274.4%	0	274.4%
Denton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25.0%	0	25.0%
Brazos	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12.0%	0	12.0%
Top 25 Counties	39	39	39	38	39	39	39	(0)	(0.4%)	(0)	(0.4%)						
All Other Counties	3	3	3	3	3	3	3	3	3	3	3	3	2	0	18.9%	0	18.9%
Tier 1	13	13	13	13	12	12	13	(0)	(3.6%)	(0)	(3.6%)						
Tier 2	22	22	22	22	22	22	21	21	22	22	22	22	22	(1)	(3.1%)	(1)	(3.1%)
All Other Counties	8	7	7	7	7	6	7	7	7	7	6	6	6	2	25.3%	2	25.3%
Statewide Total	42	42	42	41	41	40	40	41	41	41	41	41	42	0	0.8%	0	0.8%

Exposure includes Dwelling, Contents, and Loss of Use coverages

Texas FAIR Plan Association
Premium Growth Report
As of 12/31/23
All Forms Combined
(000 Omitted)



County	Premium Written During Prior 12 Months (000 Omitted)													Annual Growth		YTD Growth	
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	6,281.2	5,771.0	6,369.1	6,495.5	7,400.4	7,426.7	7,783.1	7,889.9	6,483.4	6,901.7	4,538.1	4,376.0	3,932.9	2,348.4	59.7%	2,348.4	59.7%
Fort bend	895.8	838.4	801.8	882.4	1,052.6	968.1	918.9	808.5	692.4	830.4	542.2	508.6	478.6	417.2	87.2%	417.2	87.2%
Galveston	224.4	224.8	256.4	241.9	323.2	252.8	291.4	270.5	256.1	292.6	187.4	168.0	151.3	73.1	48.3%	73.1	48.3%
Dallas	417.1	352.2	329.0	282.4	297.1	216.5	263.5	271.3	250.8	238.8	214.7	158.5	183.4	233.7	127.4%	233.7	127.4%
Brazoria	148.1	148.3	144.7	158.6	165.4	156.4	147.8	145.6	138.8	133.8	95.1	68.8	86.6	61.5	71.0%	61.5	71.0%
Tarrant	293.1	296.6	243.6	204.3	206.1	210.4	203.7	217.1	197.7	190.4	154.0	174.3	147.0	146.1	99.4%	146.1	99.4%
Nueces	85.1	89.1	79.0	91.8	80.7	102.4	89.7	71.5	61.5	79.7	51.2	56.7	45.6	39.5	86.6%	39.5	86.6%
El paso	171.8	141.3	154.8	161.8	180.1	143.8	154.3	116.6	125.3	122.3	103.1	92.0	81.4	90.4	111.1%	90.4	111.1%
Jefferson	89.2	94.8	124.9	130.6	139.1	112.2	133.3	104.9	65.3	100.4	54.2	51.0	50.3	38.9	77.4%	38.9	77.4%
Montgomery	104.4	96.9	113.9	164.5	147.1	126.9	135.2	104.9	110.5	80.5	63.5	61.9	45.6	58.7	128.7%	58.7	128.7%
Bexar	76.4	90.6	80.8	90.5	69.9	84.4	57.9	59.8	54.8	63.2	49.3	52.2	46.3	30.1	65.0%	30.1	65.0%
Cameron	21.5	24.8	31.8	19.8	23.3	24.6	30.2	33.3	25.6	25.6	19.2	20.3	13.3	8.2	61.4%	8.2	61.4%
Calhoun	20.6	13.1	21.3	17.9	28.9	32.0	24.8	27.5	17.7	21.8	19.0	14.8	19.7	0.9	4.5%	0.9	4.5%
Orange	89.2	90.0	72.3	83.6	103.5	129.7	127.6	77.4	92.2	47.2	65.4	46.4	57.1	32.1	56.2%	32.1	56.2%
Chambers	30.8	18.4	20.5	34.7	27.3	31.9	27.8	31.7	25.8	25.8	20.4	7.3	19.3	11.4	59.1%	11.4	59.1%
Matagorda	26.5	26.2	23.5	17.0	24.1	24.1	34.4	16.3	11.7	25.2	11.3	14.0	13.3	13.3	100.1%	13.3	100.1%
Travis	40.0	57.3	19.1	30.0	31.7	28.4	16.0	30.1	16.0	21.6	12.3	19.5	10.6	29.4	277.8%	29.4	277.8%
Liberty	39.3	51.9	72.2	60.8	38.8	55.3	60.7	57.4	30.7	23.5	35.6	17.4	14.7	24.6	167.6%	24.6	167.6%
Hidalgo	12.5	37.8	17.5	13.4	35.6	14.5	21.5	47.5	19.4	18.9	10.9	23.5	7.8	4.7	60.7%	4.7	60.7%
Aransas	4.1	4.5	13.0	12.4	17.5	10.2	7.8	10.3	14.5	5.5	11.2	6.9	3.3	0.8	25.3%	0.8	25.3%
San patricio	10.2	14.4	11.6	11.1	17.3	14.4	13.9	11.6	10.1	15.3	5.5	4.8	8.2	1.9	23.4%	1.9	23.4%
Collin	17.1	79.2	38.5	33.2	31.8	45.1	22.1	27.2	23.8	11.5	61.6	31.9	8.6	8.6	99.6%	8.6	99.6%
Waller	23.0	21.9	16.3	26.4	29.0	17.7	11.3	11.1	17.8	22.2	15.3	21.5	16.0	7.0	43.7%	7.0	43.7%
Denton	62.8	50.1	33.9	34.6	45.7	43.5	14.1	22.4	17.1	33.8	28.8	16.4	21.9	40.8	186.5%	40.8	186.5%
Brazos	9.3	6.9	3.7	5.7	9.8	2.6	8.2	11.4	9.0	5.4	(0.3)	3.3	4.7	4.6	99.0%	4.6	99.0%
Top 25 Counties	9,193.5	8,640.6	9,093.1	9,305.0	10,525.9	10,274.4	10,599.3	10,475.7	8,767.9	9,337.2	6,369.0	6,016.1	5,467.4	3,726.1	68.1%	3,726.1	68.1%
All Other Counties	497.0	419.9	549.5	457.1	456.5	444.8	383.5	431.2	400.8	316.3	246.3	259.5	237.4	259.6	109.4%	259.6	109.4%
Tier 1	663.9	666.6	740.8	746.7	857.2	765.5	808.5	734.1	630.9	735.9	481.4	420.4	415.8	248.1	59.7%	248.1	59.7%
Tier 2	7,383.1	6,825.8	7,424.3	7,607.7	8,728.4	8,652.2	8,978.9	8,968.5	7,388.5	7,866.3	5,224.5	5,017.1	4,548.4	2,834.7	62.3%	2,834.7	62.3%
All Other Counties	1,643.6	1,568.2	1,477.4	1,407.7	1,396.7	1,301.4	1,195.2	1,204.3	1,149.4	1,051.3	909.4	838.0	740.6	902.9	121.9%	902.9	121.9%
Statewide Total	9,690.5	9,060.6	9,642.5	9,762.1	10,982.4	10,719.2	10,982.7	10,907.0	9,168.8	9,653.5	6,615.3	6,275.6	5,704.8	3,985.7	69.9%	3,985.7	69.9%

Premium totals are not audited and may not match published financial statements

Texas FAIR Plan Association
Premium Growth Report
As of 12/31/23
HO-A Policies
(000 Omitted)



County	Premium Written During Prior 12 Months (000 Omitted)												Annual Growth		YTD Growth		
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	3,976	3,672	3,757	4,002	4,594	4,739	4,852	5,051	3,877	4,128	2,527	2,372	2,226	1,750	78.6%	1,750	78.6%
Fort bend	476	465	375	451	573	487	491	405	327	352	222	210	214	262	122.4%	262	122.4%
Galveston	184	187	219	209	275	215	243	228	207	239	144	142	134	50	37.8%	50	37.8%
Dallas	331	275	270	206	201	169	191	196	183	160	161	95	129	202	156.8%	202	156.8%
Brazoria	127	128	123	133	144	129	123	118	121	118	82	59	70	57	81.2%	57	81.2%
Tarrant	231	233	195	163	142	167	154	167	147	134	112	135	101	130	128.5%	130	128.5%
Nueces	68	72	67	76	63	81	68	62	47	64	41	47	36	32	89.7%	32	89.7%
El paso	150	134	144	152	166	134	140	103	112	110	92	85	72	78	109.1%	78	109.1%
Jefferson	80	87	108	105	124	98	116	91	60	88	49	44	38	43	113.8%	43	113.8%
Montgomery	74	67	89	139	116	95	111	80	73	65	46	43	33	41	126.8%	41	126.8%
Bexar	60	81	66	72	57	70	44	52	49	50	37	46	33	27	80.7%	27	80.7%
Cameron	19	17	22	15	21	18	22	26	20	19	12	17	11	9	80.7%	9	80.7%
Calhoun	19	13	19	16	26	29	21	25	17	21	20	12	16	3	18.0%	3	18.0%
Orange	78	76	63	68	78	115	105	69	72	42	54	34	45	33	72.2%	33	72.2%
Chambers	28	14	20	34	25	31	27	27	23	22	19	7	15	13	91.0%	13	91.0%
Matagorda	23	25	22	17	21	20	30	15	10	26	10	9	12	11	86.6%	11	86.6%
Travis	36	47	10	25	24	24	10	25	13	15	6	18	10	26	256.9%	26	256.9%
Liberty	30	40	64	55	26	48	54	36	21	10	26	9	8	22	278.4%	22	278.4%
Hidalgo	(1)	30	9	1	24	5	8	25	6	8	6	12	0	(1)	(753.6%)	(1)	(753.6%)
Aransas	3	4	11	11	14	8	7	9	13	5	10	7	2	1	65.9%	1	65.9%
San patricio	8	13	9	9	13	12	12	11	10	14	5	5	6	1	22.6%	1	22.6%
Collin	6	70	40	25	26	34	16	16	19	7	14	27	5	1	23.6%	1	23.6%
Waller	24	21	13	21	27	11	4	10	11	21	11	15	15	9	59.9%	9	59.9%
Denton	52	47	27	31	41	36	12	24	12	30	26	14	12	40	338.1%	40	338.1%
Brazos	8	6	4	4	5	3	6	8	7	4	(1)	1	4	5	116.4%	5	116.4%
Top 25 Counties	6,091	5,827	5,743	6,041	6,826	6,778	6,866	6,881	5,456	5,755	3,730	3,466	3,246	2,846	87.7%	2,846	87.7%
All Other Counties	438	340	436	368	383	372	309	326	322	257	189	201	165	272	164.5%	272	164.5%
Tier 1	566	569	622	633	733	644	674	621	532	627	398	356	343	222	64.8%	222	64.8%
Tier 2	4,609	4,307	4,348	4,632	5,379	5,436	5,564	5,653	4,345	4,578	2,860	2,670	2,533	2,076	82.0%	2,076	82.0%
All Other Counties	1,354	1,290	1,210	1,144	1,098	1,070	937	934	901	808	661	640	535	819	153.1%	819	153.1%
Statewide Total	6,529	6,167	6,180	6,409	7,210	7,150	7,176	7,207	5,778	6,012	3,919	3,666	3,411	3,118	91.4%	3,118	91.4%

Premium totals are not audited and may not match published financial statements

Texas FAIR Plan Association
Premium Growth Report
As of 12/31/23
TDP-1 Policies
(000 Omitted)



County	Premium Written During Prior 12 Months (000 Omitted)													Annual Growth		YTD Growth	
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	2,208	2,007	2,484	2,380	2,673	2,565	2,815	2,746	2,509	2,673	1,932	1,916	1,625	583	35.9%	583	35.9%
Fort bend	417	368	417	429	475	476	423	402	360	473	316	294	263	154	58.6%	154	58.6%
Galveston	34	28	27	23	38	28	35	31	37	43	34	20	13	21	162.5%	21	162.5%
Dallas	84	72	56	73	94	46	71	74	63	75	51	58	53	31	59.3%	31	59.3%
Brazoria	21	19	21	25	22	27	24	27	17	14	12	9	17	5	28.4%	5	28.4%
Tarrant	62	64	48	41	61	36	50	50	50	56	42	39	46	16	36.1%	16	36.1%
Nueces	14	14	9	11	9	12	14	6	8	8	8	8	6	8	133.4%	8	133.4%
El paso	21	7	11	10	14	10	15	13	13	12	11	6	9	12	125.2%	12	125.2%
Jefferson	8	7	16	24	14	13	16	12	5	12	5	6	12	(4)	(31.7%)	(4)	(31.7%)
Montgomery	26	27	24	24	31	30	24	24	36	15	16	18	12	14	116.9%	14	116.9%
Bexar	14	10	14	18	12	11	8	6	6	11	12	5	12	2	19.3%	2	19.3%
Cameron	2	5	4	1	1	2	3	4	3	4	3	2	3	(1)	(19.9%)	(1)	(19.9%)
Calhoun	1	1	2	2	1	2	4	3	1	1	(1)	2	3	(2)	(61.3%)	(2)	(61.3%)
Orange	12	14	8	14	25	15	22	8	20	4	11	13	12	(0)	(3.5%)	(0)	(3.5%)
Chambers	3	4	1	0	2	1	0	4	3	3	2	(0)	5	(2)	(44.8%)	(2)	(44.8%)
Matagorda	3	1	1	0	3	4	5	1	1	(1)	2	5	1	2	316.7%	2	316.7%
Travis	1	9	7	4	5	3	5	3	3	5	4	1	(2)	3	(165.3%)	3	(165.3%)
Liberty	9	12	8	6	12	8	7	21	10	13	10	9	7	2	34.9%	2	34.9%
Hidalgo	13	7	9	13	12	9	13	21	13	9	5	12	8	6	76.5%	6	76.5%
Aransas	1	(0)	3	1	3	2	0	0	1	0	1	(0)	1	(0)	(32.5%)	(0)	(32.5%)
San patricio	2	2	3	2	4	2	2	0	(0)	1	0	(1)	2	1	33%	1	33%
Collin	10	5	(2)	8	5	8	5	11	5	4	47	5	3	7	242%	7	241.7%
Waller	(1)	1	4	6	1	7	7	1	7	1	4	6	1	(2)	(154.4%)	(2)	(154.4%)
Denton	11	3	7	4	4	7	2	(1)	4	4	2	2	10	1	6.5%	1	6%
Brazos	0	1	(1)	2	2	(1)	1	3	1	1	0	3	0	0	9.7%	0	9.7%
Top 25 Counties	2,978	2,688	3,180	3,121	3,526	3,324	3,572	3,473	3,176	3,442	2,530	2,438	2,121	858	40.4%	858	40.4%
All Other Counties	59	79	109	89	72	70	73	100	76	59	53	57	72	(13)	(18.0%)	(13)	(18.0%)
Tier 1	87	81	97	93	102	94	105	92	75	86	66	54	62	25	39.9%	25	39.9%
Tier 2	2,673	2,421	2,937	2,858	3,211	3,088	3,293	3,220	2,940	3,181	2,280	2,255	1,932	742	38.4%	742	38.4%
All Other Counties	277	265	255	259	284	211	248	261	237	234	236	187	199	78	39.3%	78	39.3%
Statewide Total	3,037	2,767	3,289	3,210	3,598	3,393	3,646	3,573	3,252	3,501	2,583	2,495	2,193	845	38.5%	845	38.5%

Premium totals are not audited and may not match published financial statements

Texas FAIR Plan Association
Premium Growth Report
As of 12/31/23
HO-CONB Policies
(000 Omitted)



County	Premium Written During Prior 12 Months (000 Omitted)												Annual Growth		YTD Growth		
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	89	79	112	100	114	107	99	79	86	83	64	76	76	13	17.4%	13	17.4%
Fort bend	2	5	9	1	3	3	4	1	5	3	2	4	1	1	160.0%	1	160.0%
Galveston	5	6	7	7	6	7	7	8	9	6	6	3	3	2	52.3%	2	52.3%
Dallas	2	5	3	3	2	1	0	1	4	3	3	6	1	0	35.1%	0	35.1%
Brazoria	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Tarrant	0	0	0	0	1	7	0	(0)	0	1	0	0	0	0	N/A	0	N/A
Nueces	2	2	3	4	8	9	8	3	6	8	2	1	4	(1)	(33.3%)	(1)	(33.3%)
El paso	0	0	0	0	0	0	0	0	0	0	0	1	0	0	N/A	0	N/A
Jefferson	0	0	1	1	0	1	0	0	0	0	0	0	0	0	13.1%	0	13.1%
Montgomery	4	0	1	0	0	1	0	1	1	0	1	1	1	3	301%	3	301.1%
Bexar	2	0	0	0	1	2	6	2	0	1	0	1	1	1	101.2%	1	101.2%
Cameron	0	2	6	3	2	5	5	3	2	2	4	1	0	0	N/A	0	N/A
Calhoun	0	0	0	0	1	0	0	0	0	0	0	0	0	0	8.0%	0	8%
Orange	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Chambers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Matagorda	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Travis	2	1	2	1	1	1	1	1	0	1	2	(0)	2	0	9.5%	0	9.5%
Liberty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Hidalgo	0	0	0	0	0	0	0	1	0	1	0	0	0	0	N/A	0	N/A
Aransas	0	1	(0)	0	0	0	0	1	0	0	0	0	0	0	N/A	0	N/A
San patricio	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Collin	0	3	0	0	0	2	0	0	0	0	0	0	0	0	7.4%	0	7.4%
Waller	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Denton	0	0	0	0	0	0	0	0	1	1	0	0	0	0	N/A	0	N/A
Brazos	0	0	1	(0)	1	0	1	1	1	0	0	0	0	0	7.4%	0	7.4%
Top 25 Counties	111	105	145	119	143	148	132	102	116	112	86	93	90	20	22.3%	20	22.3%
All Other Counties	0	0	4	(1)	(0)	1	0	2	1	0	3	0	0	0	N/A	0	N/A
Tier 1	8	12	18	15	18	22	21	15	18	17	12	5	8	1	8.5%	1	8.5%
Tier 2	91	84	121	101	118	111	103	81	91	88	66	79	77	15	19.2%	15	19.2%
All Other Counties	11	9	11	2	7	17	8	8	8	7	10	9	6	5	78.2%	5	78.2%
Statewide Total	111	105	149	118	143	150	133	104	117	112	89	94	90	20	22.3%	20	22.3%

Premium totals are not audited and may not match published financial statements

Texas FAIR Plan Association
Premium Growth Report
As of 12/31/23
HO-BT Policies
(000 Omitted)



County	Premium Written During Prior 12 Months (000 Omitted)												Annual Growth		YTD Growth		
	Dec-23	Nov-23	Oct-23	Sep-23	Aug-23	Jul-23	Jun-23	May-23	Apr-23	Mar-23	Feb-23	Jan-23	Dec-22	Actual	%	Actual	%
Harris	8	13	17	13	18	15	17	13	11	17	15	12	7	2	28.2%	2	28.2%
Fort bend	1	1	1	2	1	1	1	1	0	1	2	1	1	(0)	(7.5%)	(0)	(7.5%)
Galveston	2	3	3	3	4	3	6	3	4	4	3	3	2	0	7.2%	0	7.2%
Dallas	0	0	0	0	1	0	0	0	0	0	0	0	0	(0)	(99.3%)	(0)	(99.3%)
Brazoria	0	0	1	1	0	0	0	1	1	1	0	0	0	(0)	(13.3%)	(0)	(13.3%)
Tarrant	0	0	0	0	2	0	0	0	0	0	0	0	0	(0)	(24.1%)	(0)	(24.1%)
Nueces	0	0	0	0	0	1	0	0	0	0	0	0	0	0	N/A	0	N/A
El paso	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Jefferson	0	1	0	1	1	1	1	1	0	0	0	0	0	(0)	(5.3%)	(0)	(5.3%)
Montgomery	0	2	0	1	0	0	0	0	1	0	0	0	0	0	N/A	0	N/A
Bexar	0	0	0	0	0	0	0	(0)	0	0	0	0	0	0	0.0%	0	0.0%
Cameron	0	0	0	0	0	(0)	0	0	0	0	0	1	0	0	N/A	0	N/A
Calhoun	0	0	0	0	0	0	0	0	0	0	0	1	0	0	7.6%	0	7.6%
Orange	(0)	(1)	1	2	0	0	1	0	1	1	0	0	(0)	(0)	231.0%	(0)	231.0%
Chambers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Matagorda	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Travis	0	0	0	0	1	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Liberty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Hidalgo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Aransas	0	0	0	0	0	0	0	0	0	0	0	0	0	(0)	(100.0%)	(0)	(100.0%)
San patricio	0	0	0	0	0	0	0	0	0	0	0	0	0	(0)	(100.0%)	(0)	(100.0%)
Collin	0	0	0	0	0	0	0	0	0	0	0	(0)	0	0	67.0%	0	67.0%
Waller	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Denton	0	0	0	0	(0)	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Brazos	0	0	0	0	1	0	0	0	0	0	0	0	0	0	N/A	0	N/A
Top 25 Counties	13	21	24	24	31	24	28	20	20	28	23	19	11	2	22.0%	2	22.0%
All Other Counties	0	1	1	1	2	2	1	2	3	0	1	1	(0)	0	#####	0	(1500.0%)
Tier 1	3	5	4	5	5	6	8	6	6	6	4	5	2	0	5.8%	0	5.8%
Tier 2	9	13	19	17	20	17	19	14	12	20	18	12	7	2	23.0%	2	23.0%
All Other Counties	2	4	1	3	7	4	2	2	5	2	2	3	1	1	112.2%	1	112.2%
Statewide Total	14	22	25	25	33	27	29	22	23	28	24	20	11	3	26.6%	3	26.6%

Premium totals are not audited and may not match published financial statements

5C. Rate Filing Update

MEMORANDUM

DATE: February 7, 2024
 TO: David Durden, General Manager
 FROM: Jim Murphy, Chief Actuary
 RE: TFPA 2023 Rate Filing Update

The Texas FAIR Plan Association Governing Committee voted at its December 11, 2023 meeting to file for the full actuarial indications for all policy forms, limited to no more than a 10% change in any territory, to be effective August 1, 2024. The filing was made December 28, 2023.

The Texas Department of Insurance is actively reviewing the filing and TFPA actuarial staff is currently in the process of responding to questions from the Department regarding the filing. By statute, TDI has 60 days to approve or disapprove the filed rates, with an option to extend this period to 90 days at its discretion.

A summary of the full indications, filed changes, and remaining indications by form follows:

Product	Indicated	Filed	Remaining
Homeowners	15.5%	10.0%	5.0%
Tenants	21.9%	8.4%	12.5%
Condo	49.5%	10.0%	35.9%
Dwelling (Fire)	38.5%	10.0%	25.9%
Dwelling (EC)	12.0%	9.5%	2.3%

Similar information by territory is shown on the following page, followed by a summary of recent rate indications and filed changes shown alongside year-ending surplus.

JM



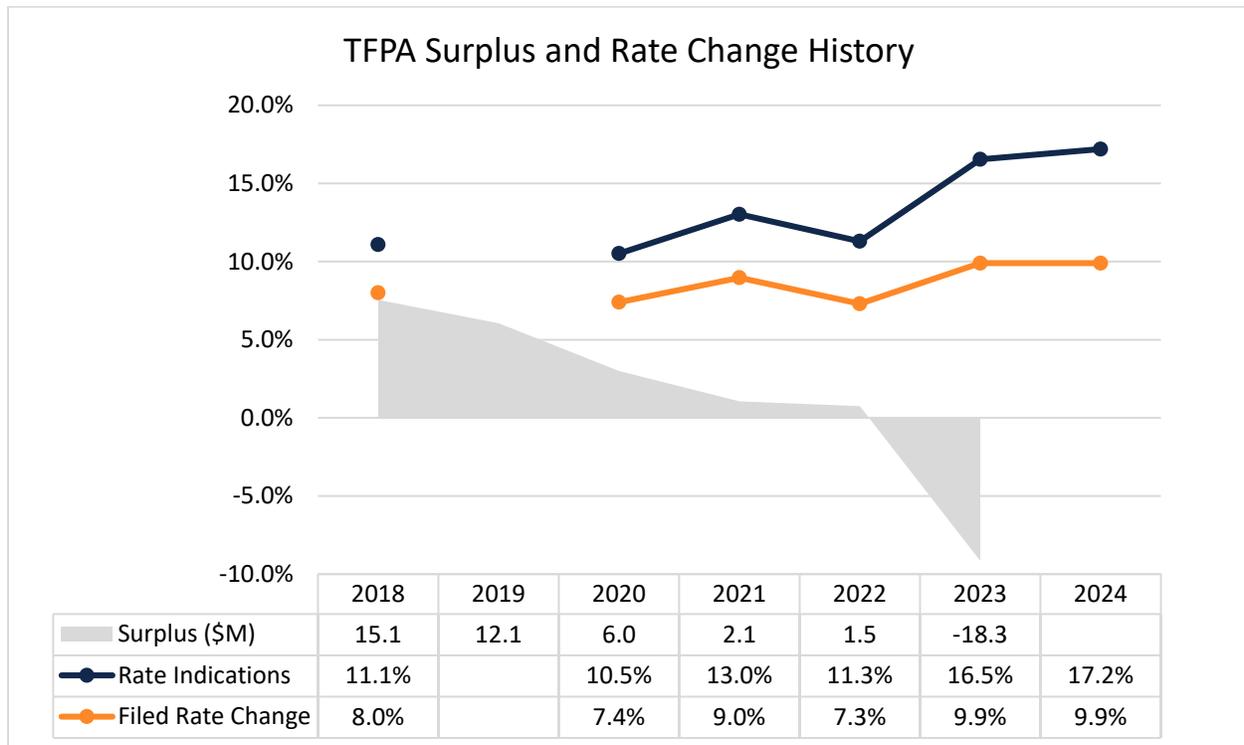
Homeowners	In-force Premium	Indicated	Filed	Remaining
Central North - Greater Dallas / Ft. Worth	3,467,769	34.7%	10.0%	22.5%
Central North - Remainder	303,569	16.6%	10.0%	6.0%
Central South	3,799,061	28.5%	10.0%	16.8%
North/Northwest	265,949	22.9%	10.0%	11.7%
Seacoast - Tier 1	5,111,041	17.2%	10.0%	6.5%
Seacoast - Tier 2	36,901,571	12.0%	10.0%	1.8%
Overall Statewide	49,848,961	15.5%	10.0%	5.0%

Tenants	In-force Premium	Indicated	Filed	Remaining
Central North - Greater Dallas / Ft. Worth	8,994	33.0%	10.0%	20.9%
Central North - Remainder	3,655	1.7%	1.7%	0.0%
Central South	19,150	8.2%	8.2%	0.0%
North/Northwest	943	2.1%	2.1%	0.0%
Seacoast - Tier 1	56,706	4.1%	4.1%	0.0%
Seacoast - Tier 2	166,137	29.5%	10.0%	17.7%
Overall Statewide	255,585	21.9%	8.4%	12.5%

Condos	In-force Premium	Indicated	Filed	Remaining
Central North - Greater Dallas / Ft. Worth	32,472	55.7%	10.0%	41.5%
Central North - Remainder	0	21.7%	10.0%	10.6%
Central South	47,649	70.7%	10.0%	55.2%
North/Northwest	817	50.3%	10.0%	36.6%
Seacoast - Tier 1	174,304	53.6%	10.0%	39.6%
Seacoast - Tier 2	1,014,732	47.6%	10.0%	34.2%
Overall Statewide	1,269,974	49.5%	10.0%	35.9%

Dwelling (Fire)	In-force Premium	Indicated	Filed	Remaining
Overall Statewide		38.5%	10.0%	25.9%

Dwelling (EC)	In-force Premium	Indicated	Filed	Remaining
Central North - Greater Dallas / Ft. Worth	1,375,632	47.4%	10.0%	34.0%
Central North - Remainder	166,709	39.0%	10.0%	26.4%
Central South	814,954	31.1%	10.0%	19.2%
North/Northwest	69,311	25.4%	10.0%	14.0%
Seacoast - Tier 1	774,357	-32.9%	-10.0%	-25.4%
Seacoast - Tier 2	27,315,881	10.7%	10.0%	0.6%
Overall Statewide	30,516,843	12.0%	9.5%	2.3%



Notes: Rate indications and filed rate changes shown are statewide overall averages
 Individual amounts vary across policy forms and territories
 Filed changes reflect the application of the 10% cap

5D. TFPA Assessment Discussion



MEMORANDUM

DATE: February 9, 2024

TO: David Durden
General Manager

FROM: James Murphy, FCAS, MAAA
Chief Actuary, Vice President – Enterprise Analytics

RE: TFPA Projected 2024 Year Ending Surplus Position

TFPA Actuarial and Accounting staff have updated the 2024 calendar year financial projections as of January 31, 2024. The updated projections reflect actual premiums and losses for the month of January, as well as revised estimates for the remainder of the year based on current growth.

Following is a summary of the projected 2024 Texas FAIR Plan Association Income Statement showing an estimated ending surplus deficit of \$4.8 million, an improvement of \$12.9 million compared to the 2023 ending surplus deficit of \$17.7 million.

JM

TEXAS FAIR PLAN ASSOCIATION
Statutory Income Statement (000's omitted)

	Forecast FY2024
1 Premiums Written:	
2 Direct	\$ 168,116
3 Premiums Earned:	
4 Direct	\$ 142,172
5 Ceded	(57,009)
6 Net	85,163
7 Deductions:	
8 Losses and LAE Incurred	41,599
9 Operating Expenses	17,122
10 Commission Expense	18,493
11 Ceding commissions / brokerage	(6,100)
12 Premium / Maintenance Tax	3,077
13 Total Deductions	74,191
14 Net Underwriting Gain or (Loss)	10,972
15 Other Income or (Expense):	
16 Gross Investment Income	1,793
17 Line of Credit Fees	(92)
18 Premium Charge Offs/Write Offs	(505)
19 Billing Fees	714
20 Total Other Income or (Expense)	1,910
21	
22 Net Income (Loss)	\$ 12,883
23	
24 Surplus (Deficit) Account:	
25 Beginning Surplus (Deficit)	\$ (17,655)
26 Net Income (Loss)	12,883
27 Change in Provision for Reinsurance	0
28 Change in Non-Admitted Assets	(9)
29 Ending Surplus (Deficit)	\$ (4,782)

Notes:

Forecast as of January 31, 2024

Includes January 2024 actual Direct Written and Earned Premiums

Includes \$1.5M adjustment to budgeted Losses and LAE incurred

TEXAS FAIR PLAN ASSOCIATION
HISTORICAL DATA
2003 - 2023
(\$ with 000's omitted)

YEAR	GROSS					NET					SURPLUS OR (DEFICIT) END OF PERIOD
	LIABILITY IN FORCE END OF PERIOD	POLICY COUNT	RATE CHANGES	WRITTEN PREMIUMS	LOSS & LAE INCURRED	EARNED PREMIUMS	LOSS & LAE INCURRED	UNDERWRITING EXPENSES INCURRED	UNDERWRITING GAIN (LOSS)	MEMBER ASSESSMENTS	
2003	\$ 18,272,542	100,223		\$ 82,004	\$ 19,580	\$ 31,287	\$ 19,580	\$ 26,618	\$ (14,911)		\$ (15,948)
2004	22,904,408	134,350		100,666	37,184	85,238	37,184	28,470	19,584		(1,821)
2005	14,165,560	88,512		60,969	31,262	77,389	31,262	18,588	27,539		31,563
2006	13,321,087	81,129		59,873	22,545	45,867	22,545	17,304	6,017		40,063
2007	15,556,965	91,847	3.9%	73,058	24,578	52,955	24,578	19,362	9,015		52,081
2008	14,060,852	84,438		64,488	239,886	48,364	82,774	18,797	(53,208)		209
2009	11,706,721	72,989	10.7%	60,255	32,961	28,136	6,659	18,811	2,666		(9,753)
2010	14,246,999	85,984	5.0%	73,924	86,187	40,905	34,601	17,019	(10,715)		(17,449)
2011	15,979,040	96,710		83,066	78,009	47,063	53,009	15,897	(21,843)		(33,860)
2012	17,966,799	108,637	14.6%	102,383	28,453	56,880	28,453	20,346	8,081		(25,722)
2013	20,594,317	124,222	16.7% (a)	122,683	39,438	75,343	39,438	22,610	13,295		(13,422)
2014	21,944,280	131,376		133,206	45,070	89,405	45,070	24,058	20,277		5,978
2015	22,154,205	132,734		132,879	68,593	90,952	68,593	24,675	(2,316)		4,977
2016	19,883,769	121,413	8.0% (b)	122,486	78,008	84,401	78,008	26,419	(20,026)		(15,203)
2017	18,029,369	110,989	5.0% (c)	112,316	128,666	76,837	84,864	29,739	(37,766)		(54,941)
2018	15,223,344	95,637	8.1% (d)	95,882	26,733	69,239	26,733	29,527	12,979	54,941	15,088
2019	12,299,224	80,923		85,327	38,241	59,625	38,241	25,310	(3,926)		12,133
2020	12,618,291	73,713	9.6% (e)	79,477	36,620	53,092	36,620	22,398	(5,926)		6,006
2021	11,471,201	66,512	9.2% (f)	75,648	34,070	49,414	34,070	19,050	(3,705)		2,105
2022	11,301,744	61,452	7.3% (g)	76,881	27,146	45,620	27,146	19,033	(559)		1,451
2023	16,275,783	72,626	9.8% (h)	113,460	47,339	53,316	49,839	23,917	(20,439)		(17,655)
TOTAL				\$ 1,910,930	\$ 1,170,569	\$ 1,261,329	\$ 869,268	\$ 467,948	\$ (75,886)	\$ 54,941	

(a) Effective July 1, 2013

(b) Effective April 1, 2016

(c) Effective June 1, 2017

(d) Effective October 1, 2018 and November 1, 2018 for new business and renewal business, respectively.

(e) Effective August 1, 2020

(f) Effective August 1, 2021

(g) Effective August 1, 2022

(h) Effective August 1, 2023

*2023 data through 12/31/2023

Texas Insurance Code

Chapter 2211

Sec. 2211.104. ADDITIONAL ASSESSMENT IN EVENT OF DEFICIT; PREMIUM SURCHARGE AUTHORIZED. (a) If the association incurs a deficit, the association, at the commissioner's direction, shall:

- (1) request the issuance of public securities as authorized by Subchapter E; or
- (2) assess participating insurers in accordance with this section.

(b) As reimbursement for assessments paid under this section or service fees paid under Section [2211.209](#), each insurer may charge a premium surcharge on every property insurance policy insuring property in this state that the insurer issues, the effective date of which is within the three-year period beginning on the 90th day after the date of the assessment or the 90th day after the date the service fee under Section [2211.209](#) is paid, as applicable.

(c) The insurer shall compute the amount of the surcharge under Subsection (b) as a uniform percentage of the premium on each policy described by Subsection (b). The percentage must be equal to one-third of the ratio of the amount of the participating insurer's assessment or service fee payment to the amount of the insurer's direct earned premiums, as reported to the department in the insurer's financial statement for the calendar year preceding the year in which the assessment or service fee payment is made so that, over the three-year period, the aggregate of all surcharges by the insurer under this section is at least equal to the amount of the assessment or service fee payment.

(d) The amount of any assessment paid and surcharged under this section may be carried by the insurer as an admitted asset of the insurer for all purposes, including exhibition in annual statements under Section [862.001](#), until collected.

(e) The commissioner shall adopt rules and procedures as necessary to implement this section.

Texas Administrative Code

TITLE 28	INSURANCE
PART 1	TEXAS DEPARTMENT OF INSURANCE
CHAPTER 5	PROPERTY AND CASUALTY INSURANCE
SUBCHAPTER T	FAIR PLAN
DIVISION 1	PLAN OF OPERATION
RULE §5.9923	Assessments, Recoupments, Member Insolvency and Withdrawal

-
- (a) Should a deficit occur in the Association, the Association shall assess member insurers to cover such deficit. The Association shall determine annually any deficit or surplus for each calendar year period that the Association is operational or has outstanding liabilities.
- (b) In addition to the start-up assessment authority provided by §5.9922(c) of this subchapter (relating to Relationship with Member Insurers), the Governing Committee may at any time levy an interim assessment against member insurers to provide necessary operating funds.
- (c) Each member insurer may recoup assessments levied against it under subsections (a), (b) and (d) of this section and §5.9922 of this subchapter by adding a premium surcharge on every property insurance policy issued or renewed for a three year period beginning ninety days after the date of the assessment by the Association. The amount of the surcharge shall be calculated on the basis of a uniform percentage of the premium on such policies equal to one-third of the ratio of the amount of an insurer's assessment to the amount of its direct earned premiums as reported on Statutory Page 14 in its annual financial statement to the department for the calendar year immediately preceding the year in which the assessment is made, such that over the period of three years the aggregate of all such surcharges by an insurer shall be equal to the amount of the assessment of such insurer. The minimum surcharges on a policy may be \$1; all surcharges may be rounded to the nearest dollar (50 cents and higher rounded up to next dollar and 49 cents or less rounded down). A surcharge is not subject to premium tax unless so determined by the Comptroller of Public Accounts.
- (d) If any member insurer fails to pay the assessment for its proportionate part of any loss or expense because the member insurer is insolvent, and the Governing Committee determines that the assessment cannot be collected within a reasonable period of time, the unpaid assessment shall be paid by the remaining member insurers, each contributing in the manner provided by Insurance Code Article 21.49A, sec. 3 (e) (2), but without regard to the premium writings of the insolvent member insurer. The insolvent member insurer shall remain liable to the Association for the full amount of the assessment. If the insolvent member insurer later pays any or all of its assessment, the Association shall credit or reimburse the remaining members insurers in the same proportion as used in calculating each member insurer's contribution toward the unpaid assessment.
- (e) No refund which would otherwise be paid under the plan of operation shall be paid to a member if it is no longer a member because it withdrew from writing residential property insurance in Texas, or to the liquidator, receiver, conservator, or statutory successor of a member insurer until the assessment of the member insurer has been paid in full. Any refund shall be first applied as a set-off against any assessment or other monies owed to the Association. Any balance remaining after the set-off shall be paid to the member insurer or its liquidator, receiver, conservator, or statutory successor of the member insurer.

(f) If a member ceases writing residential property insurance in Texas, it shall remain liable for any assessments that have already been made, and it shall be liable for any assessment that will be made covering the calendar year in which it had any direct earned premium for residential property insurance in Texas and/or any prior calendar years. Assessments will be based on the last year the company had written premiums. It shall not be liable for any assessments covering the calendar year next following the calendar year that it last had direct earned premium for residential property insurance in Texas.

(g) Each insurer shall remit to the Association payment in full of its assessed amount within 30 days of the receipt of notice of assessment. If an insurer fails to remit its assessed amount after the 40th day the Association shall report the failure to the Commissioner who shall immediately take action to suspend or revoke such insurer's certificate of authority to transact the business of insurance in the State of Texas until such time as the Association certifies to the Commissioner that such assessment has been paid in full. Suspension of an insurer's certificate of authority to transact business in the State of Texas shall not affect the right of the Association to proceed against such insurer in any court for any remedy provided by law or contract to the Association, including, the right to collect such insurer's assessment. In addition to any other remedy, the Governing Committee may offset assessments due from an insurer against any amounts in any account of such delinquent insurer. A member by mailing payment of its allocated amount of assessment, as provided herein, shall not waive any right it may have to contest the computation of its allocated amount of assessment. Such contest shall not, however, toll the time within which assessments shall be paid or the report to be made to the Commissioner or the action to be taken by the Commissioner upon receipt of such report.

Source Note: The provisions of this §5.9923 adopted to be effective May 28, 2003, 28 TexReg 4153

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[TEXAS ADMINISTRATIVE CODE](#)

[OPEN MEETINGS](#)

5E. Appointed Actuary Qualification Documentation



MEMORANDUM

DATE: January 31, 2024

TO: David Durden
General Manager

FROM: James Murphy, FCAS, MAAA
Chief Actuary, Vice President – Enterprise Analytics

RE: TFPA Appointed Actuary Qualifications

Annual Statement instructions require the Appointed Actuary to provide qualification documentation to the Board of Directors on occasion of their appointment and on an annual basis thereafter. The Governing Committee most recently appointed me as the Appointed Actuary for the Texas FAIR Plan Association at its February 13, 2023 meeting.

I graduated with a bachelor's degree in Mathematics from the University of Texas at Austin and have been a Member of the American Academy of Actuaries (MAAA) since 2004 and a Fellow of the Casualty Actuarial Society (FCAS) since 2005. I have over twenty-five years' experience in property and casualty insurance, including over fifteen years with TFPA. I have met all continuing education requirements under Section 3 of the U.S. Qualification Standards for issuing Actuarial Opinions for 2023 and will continue to meet those requirements in 2024 through a combination of physical and virtual attendance at organized actuarial conferences and seminars and self-study. A detailed log of my continuing education credit hours is available on request. I meet all Qualification Standards for Actuaries Issuing Statements of Actuarial Opinion in the United States as promulgated by the American Academy of Actuaries as well as the requirements for a qualified actuary as set forth in the NAIC Annual Statement Instructions.

JM

6. Internal Audit Status & Update

MEMORANDUM

TO: The Governing Committee – Texas FAIR Plan Association
FROM: Bruce Zaret, Weaver - Internal Audit
DATE: February 19, 2024
SUBJECT: Status of Internal Audit Activities

The following is our internal audit update representing current and planned activities:

➤ **Current Activities:**

Activity Description	Status
Risk Assessment Update	Complete - issued
Legal and Compliance	Report drafted - process owner reviewing
Application Development & Database Access	Fieldwork complete – report drafting phase
Accounts Payable and Expense Processing	Complete - issued
Accounts Receivable	Final report review phase
Actuarial	Report drafted - process owner reviewing
Underwriting	Report drafted - process owner reviewing
Legislative and External Affairs	Fieldwork in progress

➤ **Upcoming Audits and Activities:**

Activity Description	Timing
Financial Close and Reporting	1 st Quarter
Catastrophe Plan	2 nd Quarter
Customer Experience	2 nd Quarter
Strategic Communications	3 rd Quarter
Executive Management, Operational Planning and Reporting	3 rd Quarter
Cash Management	4 th Quarter

➤ **ELT meetings:**

- Attended Executive Leadership Team and Operations meetings.

Texas FAIR Plan Association
Internal Audit Plan – Lookback (2022-2023) and Prospective (2024-2026)

Process Area	Last Report Date	2023 Inherent Risk Rating	2022	2023	2024	2025	2026
Funding Sources and Reinsurance	Nov. 2020	High		x			x
Information Security	Apr. 2022	High	x			x	
Emergency Planning – COOP/BCP	Nov. 2022	High	x				
Emergency Planning – CAT Plan	N/A	High			x		
Customer Experience	N/A	High			x		
Underwriting and Policy Services	Nov. 2023	High		x			x
Claims Processing	Dec. 2022	High	x			x	
Legislative & External Affairs	N/A	High			x		
Strategic Communications	Mar. 2021	High			x		x
Actuarial (Pricing and Reserving)	Sept. 2023	High		x		x	
Executive Management, Management Planning and Reporting (including Plan of Operation)	May 2021	High			x		
Information Technology Services	Apr. 2022	Moderate	x			x	
Database and Application Administration	Oct. 2020	Moderate		x		x	
Legal & Compliance (including Vendor Management)	Mar. 2021	Moderate		x			x
Financial Close and Reporting ⁽¹⁾	Dec. 2020	Moderate			x		
Accounts Payable and Expense Processing ⁽¹⁾	Aug. 2023	Moderate		x			
Application Development	N/A	Moderate		x		x	
Payroll	Dec. 2022	Moderate	x				x
Accounts Receivable ⁽¹⁾	Oct. 2023	Moderate		x			
Environmental, Social, and Corporate Governance	N/A	Low					
Cash Management	Aug. 2021	Low			x		
Premium Taxes	July. 2021	Low				x	

7. Underwriting Operational Review Update

MEMORANDUM

DATE: January 31, 2024
 TO: David Durden, General Manager
 FROM: Michael Ledwik, Vice President, Underwriting
 RE: Update on Underwriting Operational Results

Fourth Quarter 2023 Results

TFPA Underwriting Metrics	Monthly Summary			Quarterly Summary				YTD		
	Oct-23	Nov-23	Dec-23	Q1 2023	Q2 2023	Q3 2023	Q4 2023	2023	2023 Goal	▲
Transaction Issuance	99.75%	99.52%	99.66%	99.58%	99.62%	99.35%	99.64%	99.55%	90%	9.55
Internal Underwriting QA	99.29%	97.75%	98.40%	98.61%	98.31%	98.26%	99.29%	98.62%	95%	3.62
Phone Service Level	94.24%	95.07%	95.72%	76.00%	82.49%	88.80%	95.01%	85.58%	80%	5.58

I. Overview:

- 99.64% of the transactions were issued within 10 Days of receiving the application and payment.
 - a. 90% of the transactions were straight through processed by the system.
 - b. 10% of the transactions were referred by the system to Underwriting for additional information, review, and approval prior to issuance.
- 95.01% of calls were answered under 20 seconds.

II. Agency Compliance Audits:

A standard sample of agencies (20) were selected for review in the fourth quarter of 2023 to verify compliance with the Texas FAIR Plan Association (TFPA) declination of coverage requirement and TFPA Producer Requirements and Performance Standards. Seventy percent (70%) of agents have responded. The statistics below are results of the analysis of documents that have been provided to date from the 14 out of 20 agents who have responded:

- a. Proof of declination was received for eighty-eight percent (88%) of the policies selected.
- b. Signed applications were provided for eighty-one percent (81%) of the policies selected.
- c. Signed eligibility requirement statements were provided for eighty-one percent (81%) of the policies selected.



- d. All agents selected have an active property and casualty insurance license and the required direct standard market appointments.
- e. Staff is following up for outstanding proof of declinations, outstanding signed applications, and outstanding signed eligibility statements for the agents who have open action items or have not fully responded.

8. Claims

8A. Claims Operations – Overview

TFPA Claims Operations 2023

TFPA Claims - 2023 Results (complete year)					
Key Cycle Times (In days)	Industry Average, TX	TFPA	TFPA Plan	Variance to Plan	% Variance to Plan
FNOL to Inspect Property	6.4	3.1	<3	0.1	3%
Inspect Property to Receipt by TFPA	3.9	1.9	<8	-6.1	-76%
Total Cycle Time FNOL to Payment - Daily	N/A	9.6	<12	-2.4	-15%
Total Cycle Time FNOL to Payment - Cat	N/A	8.7	<12	-3.3	-21%
TDI Complaint Ratio					
2022	0.18% - 6 complaints from 3,322 new claims				
2023	0.13% - 6 complaints from 4,694 new claims				

Year	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
Actual Volume	220	253	329	712	367	479	479	454	530	313	288	289	295	264	224
Actuarial Projected	658	194	194	304	185	185	604	604	281	276	392	510	294	175	175
Staffing Plan	315	315	315	288	288	288	288	288	288	288	288	288	288	288	288
Open Inventory	614	634	679	1,012	883	982	1,030	992	1,065	994	935	925	887	843	772

Historical TFPA Claim Volume	
Year	Claims
2005	5,581
2006	3,067
2007	4,039
2008	27,777
2009	3,640
2010	3,200
2011	4,200
2012	5,886
2013	5,974
2014	5,498
2015	9,387
2016	11,509
2017	24,096
2018	5,720
2019	6,950
2020	2,931
2021	9,471
2022	3,322
2023	4,694

TFPA - Claim Severity by Accident Year and Peril

Reported Claims by Peril

Year	Fire		Liability		Theft		Water		Wind / Hail		All Perils	
	Claims	% Δ	Claims	% Δ	Claims	% Δ	Claims	% Δ	Claims	% Δ	Claims	% Δ
2019	232	-	84	-	157	-	727	-	4,949	-	6,506	-
2020	114	-50.9%	95	13.1%	111	-29.3%	627	-13.8%	3,620	-26.9%	4,994	-23.2%
2021	133	16.7%	69	-27.4%	81	-27.0%	4,047	545.5%	3,206	-11.4%	9,187	84.0%
2022	96	-27.8%	68	-1.4%	62	-23.5%	714	-82.4%	1,921	-40.1%	3,162	-65.6%
2023	83	-13.5%	53	-22.1%	53	-14.5%	565	-20.9%	3,309	72.3%	4,354	37.7%

Paid Amounts by Peril

Year	Fire		Liability		Theft		Water		Wind / Hail		All Perils	
	Incurred	% Δ	Incurred	% Δ	Incurred	% Δ	Incurred	% Δ	Incurred	% Δ	Incurred	% Δ
2019	\$9,749,964	-	\$584,045	-	\$398,281	-	\$551,611	-	\$20,730,908	-	\$32,607,005	-
2020	\$5,814,901	-40.4%	\$874,398	49.7%	\$206,387	-48.2%	\$477,463	-13.4%	\$15,387,527	-25.8%	\$25,709,749	-21.2%
2021	\$8,567,270	47.3%	\$286,857	-67.2%	\$132,140	-36.0%	\$3,691,034	673.1%	\$11,975,742	-22.2%	\$25,956,655	1.0%
2022	\$6,985,000	-18.5%	\$401,937	40.1%	\$178,707	35.2%	\$695,647	-81.2%	\$10,428,467	-12.9%	\$19,087,148	-26.5%
2023	\$6,451,511	-7.6%	\$281,220	-30.0%	\$41,217	-76.9%	\$624,943	-10.2%	\$24,613,387	136.0%	\$32,594,645	70.8%

Paid Claim Severity by Peril

Year	Fire		Liability		Theft		Water		Wind / Hail		All Perils	
	Severity	% Δ	Severity	% Δ	Severity	% Δ	Severity	% Δ	Severity	% Δ	Severity	% Δ
2019	\$42,026	-	\$6,953	-	\$2,537	-	\$759	-	\$4,189	-	\$5,012	-
2020	\$51,008	21.4%	\$9,204	32.4%	\$1,859	-26.7%	\$762	0.4%	\$4,251	1.5%	\$5,148	2.7%
2021	\$64,416	26.3%	\$4,157	-54.8%	\$1,631	-12.3%	\$912	19.8%	\$3,735	-12.1%	\$2,825	-45.1%
2022	\$72,760	13.0%	\$5,911	42.2%	\$2,882	76.7%	\$974	6.8%	\$5,429	45.3%	\$6,036	113.7%
2023	\$77,729	6.8%	\$5,306	-10.2%	\$778	-73.0%	\$1,106	13.5%	\$7,438	37.0%	\$7,486	24.0%

*Paid amounts exclude loss adjustment expenses and IBNR reserves

TFPA - Large Loss Based On Paid Indemnity



Date	Total	\$50-\$99	\$100-\$149	\$150-\$199	\$200-\$249	\$250-\$299	>=\$300
2022 (complete year)	55	31	11	5	7	1	0
Liability	0	0	0	0	0	0	0
2023 (complete year)	92	52	16	10	2	2	10
Liability	2	1	1	0	0	0	0
Variance	39	22	6	5	-5	1	10

TFPA - 2023 Disputed Claims

Dispute Frequency			Type of Dispute		
Total Claims	Disputed Claims	% of Disputed Claims	Appraisals	Notice of Intent	Suits
4,694	73	1.56%	56	35	6

TFPA - 2023 Disputed Claims With Appraisal Invoked

Total	Open/Pending	Appraisal Complete	Appraisal Process Stopped		
Appraisals	Appraisal In Process	Appraisal Award	Settled with Supplement	Withdrawn	Ineligible
56	31	6	9	8	2
	55%	11%	34%		

TFPA - 2023 Claims With Notice of Intent or Lawsuit Served

Total Nol / Suit	Notices of Intent Received	Notices of Intent Resolved	Lawsuits Received	Lawsuits Resolved
41	35	10	6	0

TFPA - Harvey Disputed Claims

Dispute Frequency			Type of Dispute		
Total Claims	Disputed Claims	% of Disputed Claims	Appraisals	Notice of Intent	Suits
18,007	485	2.69%	307	380	320

TFPA - Harvey Claims With Appraisal Invoked

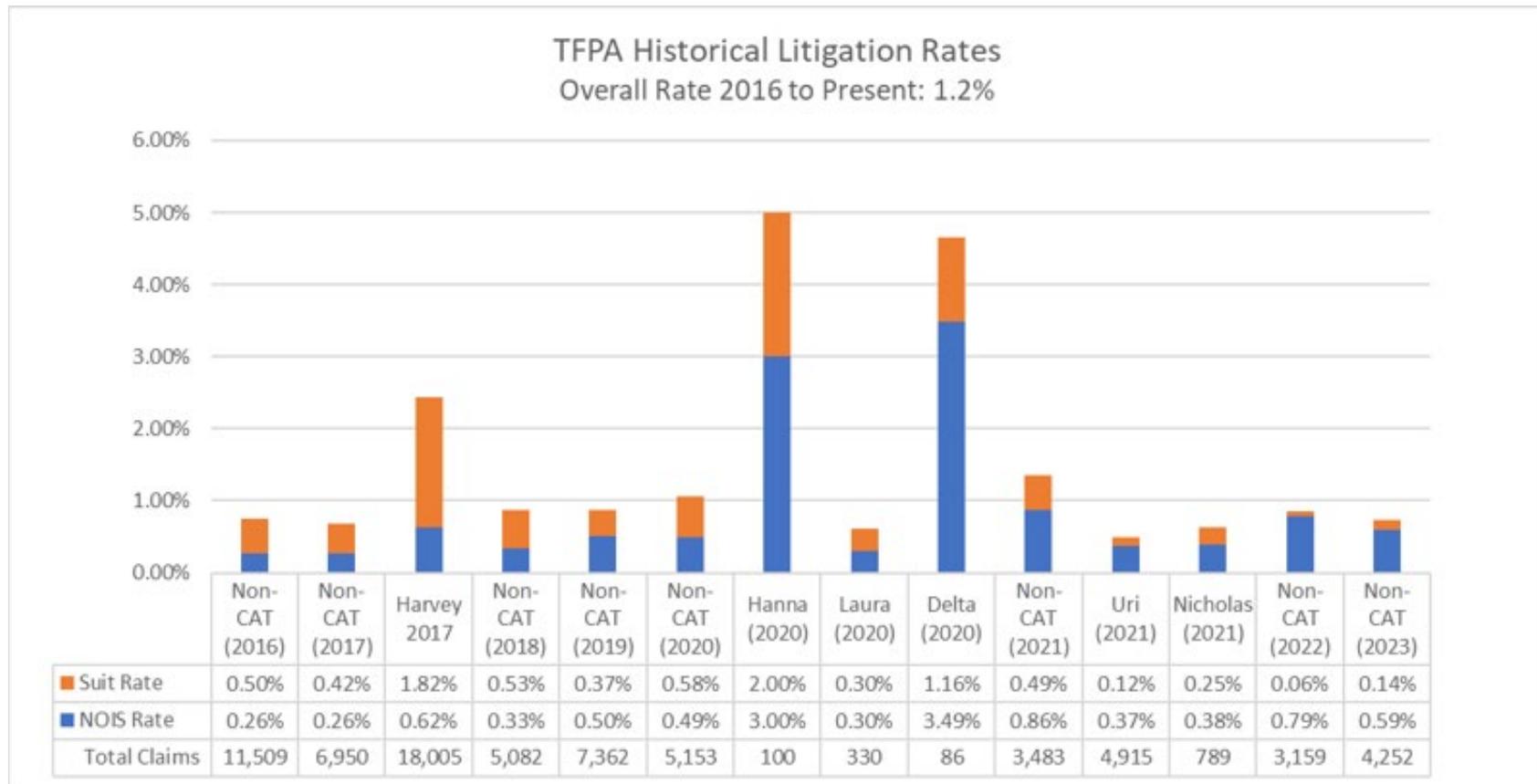
Total	Open/Pending	Appraisal Complete	Appraisal Process Stopped		
Appraisals	Active Appraisals	Appraisal Award	Settled with Supplement	Withdrawn	Ineligible
307	0	255	30	10	12
	0%	83%	10%	3%	4%

TFPA - Harvey Claims With Notice of Intent or Lawsuit Served

Total Nol / Suit	Notices of Intent Received	Notices of Intent Resolved	Lawsuits Received	Lawsuits Resolved
700	380	376	320	315

8B. Litigation Summary

TFPA Litigation Summary





TFPA Litigation Tracking Activity

Litigation Quarter Summary Fourth Quarter 2023

4th Quarter 2023	Summary of TFPA Claims in Suit					
	New		Settled		Closed	
	1st Party	3rd Party	1st Party	3rd Party	1st Party	3rd Party
October	4	0	0	0	4	0
November	0	0	0	0	1	0
December	1	0	0	0	1	0
	5	0	0	0	6	0

4th Quarter 2023	Summary of TFPA Claims with LORs					
	New		Settled		Closed	
	1st Party	3rd Party	1st Party	3rd Party	1st Party	3rd Party
October	10	1	0	0	15	1
November	4	1	0	0	10	1
December	3	0	0	0	2	0
	17	2	0	0	27	2



TFPA Active Claims with Suits/LORs: Breakdown by Plaintiff Firm	
Firm	Total
Dick Law Firm	33
Chad T. Wilson Law Firm	10
Manuel Solis, P.C.	9
Baker Law	5
Palker Law Firm	5
Galindo Law	3
Voss Law Firm	3
Arguello Law Firm	3
Crowell & Kucera	2
Law Offices of Willie McAllen	2
Omar Ochoa Law/Victor Rodriguez Law	2
Zar Law Firm	1
McMillan Law Firm	1
Buzbee Law Firm	1
Remaining 20 firms	20
TOTAL	100

Dec-23



TFPA Active Claims with Suits/LORs: County of Loss Location			
County	1st Party	3rd Party	Total
Atascosa	1	0	1
Brazoria	1	0	1
Dallas	1	0	1
El Paso	4	0	4
Ft. Bend	7	0	7
Galveston	0	1	1
Harris	71	3	74
Hidalgo	7	0	7
Johnson	0	1	1
Maverick	1	0	1
Nueces	0	1	1
San Jacinto	1	0	1
TOTAL	94	6	100

9. TFPA Operations

9A. IT System Enhancements



MEMORANDUM

DATE: January 31, 2024
TO: David Durden, General Manager
FROM: Camron Malik, CIO / VP IT
RE: TFPA Information Technology status

The Cloud program continues to move forward. In fact, we met the first major milestone by completing the technical upgrade. The System Integrator led portion of the program kicked off on January 8th and we are nearing the completion of the Inception phase, which involves requirements articulation, defining architecture and planning the work streams. The next step will be to finalize the project plans and start the Construction phase of the program.

The recent substantial increase in Written Premium and projections for further growth led us to renegotiate the terms of the cloud contract. This included increasing our premium threshold from \$650 Million to \$1 Billion and the license costs were renegotiated to reduce the impact of overage charges, which are incurred after the threshold is passed. This increased our baseline fees but contained them below overage charges expected in the original contract.

Overall systems continue in production support mode with a monthly cadence of releases and the Infrastructure and Operations team continues to support the organization.

9B. Communications and Legislative Affairs Update

MEMORANDUM

DATE: January 31, 2024
TO: David Durden, General Manager
FROM: Anna Stafford, Senior Manager, Legislative & External Affairs
RE: Legislative & External Affairs Operational Highlights

Legislative & Regulatory Affairs

- a) Legislative Implementation: Staff launched a Legislative Implementation Program for the 88th Session (LIP 88) to put into effect the new laws impacting Association operations. Following is the status of House Bill 998, the TFPA legislation passed in the 88th Regular Session of the Texas Legislature:
 - i) The bill will require the Texas FAIR Plan Association to offer property owners' association insurance to homeowners' and condominium owners' associations in specific areas designated by the Insurance Commissioner within 10 miles of TWIA's coverage area.
 - ii) The Association issued a second Request for Proposals (RFP) on December 4 for a third-party vendor to potentially manage processes for policies offered under this requirement. We received six proposals by the January 5 RFP deadline. Our internal RFP evaluation committee reviewed and scored the submissions, and staff has sent additional questions to certain applicants.
 - iii) Staff are also developing processes to manually issue policies required under the bill.
 - iv) On January 8, TDI issued a request for information and comment from the public related to the agency's implementation of the bill. This public comment period runs until February 7.
 - v) If the Commissioner designates an area for this coverage, TFPA must begin offering policies September 1, 2024.
- b) Stakeholder Inquiries: From October 1 through December 31, 2023, we received and responded to three standing legislative inquiries on TFPA litigation.
- c) Operational Updates: We continue to provide regular email updates to the Governing Committee, the Texas Department of Insurance (TDI), legislative staff, and coastal elected officials and stakeholders about Association operational activities.

13. Future Meetings

May 6, 2024 – Hyatt Regency

Austin

August 5, 2024 – Tremont House

Galveston

December 9, 2024 – Omni Hotel

Corpus Christi