

May/June

2013

Interim Report Card



John W. Polak, CPCU
General Manager

August 1, 2013

August 1, 2013

To: Michael Gerik, Chairman
Georgia R. Neblett, Vice-Chairman
Alice H. Gannon, Secretary/Treasurer
Richard Clifton Craig
Steven Lawrence Elbert
William David Franklin, Sr.
Ron Lawson
Michael O'Malley
Eugene "Gene" Seaman
Edward James Sherlock

Re: *Bi-monthly Interim Report - Section 2210.107(b)*

House Bill 3 became effective on September 28, 2011, and pursuant to Tex. Ins. Code, Section 2210.107(b), please find the bi-monthly interim report ("Interim Report Card") evaluating the extent to which the Texas Windstorm Insurance Association ("TWIA" or "Association") has met the objectives described by Section 2210.107(a), Texas Insurance Code for the two-month period preceding the date of the report (May and June 2013).

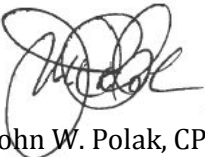
These interim report cards will be provided every 60 days as required by statute and will culminate in an Annual Report Card issued each June.

The initial report cards established the standards of performance for the Association to be reported against in subsequent report cards. Additional standards have been and will continue to be added as appropriate and as approved by the board of directors. Each interim report card serves as a snapshot in time of Association compliance with the standards with respect to each of the objectives.

The Association believes it is in full material compliance with all current standards of performance outlined in each of the following sections. This is the tenth interim report card to be issued by TWIA since the enactment of House Bill 3.

Should you have any questions, please feel free to contact me at (512) 899-4949.

Sincerely,

A handwritten signature in black ink, appearing to read "John W. Polak", is written over a faint, circular watermark or stamp.

John W. Polak, CPCU
General Manager

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About This Report

In 2011, the 82nd Texas Legislature, 1st Called Special Session, passed House Bill 3 ("HB 3"), modifying various aspects of the operations of the Texas Windstorm Insurance Association ("TWIA"). Amendments to Tex. Ins. Code, Section 2210.107 directed TWIA to report bi-monthly to the TWIA Board of Directors and report annually ("Report Card") to the commissioner, the legislative oversight board, the governor, the lieutenant governor, and the speaker of the house of representatives to the extent that TWIA met the objectives in Section 2210.107(a).

The primary objectives of the Board of Directors are to ensure that the Board and TWIA:

- (1) Operate in accordance with this chapter, the plan of operation, and commissioner rules;
- (2) Comply with sound insurance principles;
- (3) Meet all standards imposed under this chapter;
- (4) Establish a code of conduct and performance standards for Association employees and persons with which the Association contracts; and
- (5) Establish, and adhere to terms of, an annual evaluation of Association management necessary to achieve the statutory purpose, Board objectives, and any performance or enterprise risk management objectives established by the Board.

This Report Card has been developed to satisfy these reporting requirements and illustrates the measures and improvements taken to meet the objectives. The Report Card presents this information by referencing applicable sections of the TWIA governing statute in order of appearance.

Introduction

In 2008, the combination of Hurricanes Dolly and Ike resulted in over 100,000 claims and an estimated \$3 billion in losses. Concerns over claims handling led to TWIA being placed under Administrative Oversight by TDI and the passage of HB 3 in 2011.

HB 3 required numerous changes to TWIA operations. Among the improvements are new residential and commercial policy forms, more transparency via additional information on the TWIA website and live broadcasts of TWIA meetings, the funding of an ombudsman program, and the implementation of new claims handling procedures.

Additionally, TWIA has undergone more than ten audits and examinations in recent years with varying areas of concentration, including three examinations by the Texas Department of Insurance (TDI); two by Deloitte & Touche, LLP; and audits performed by Robert E. Nolan, KPMG, the State Auditor's Office, and Alvarez & Marsal. The Association has diligently developed and implemented corrective measures, created action plans to track and report the Association's progress in addressing the recommendations of each review, and continues to implement and monitor the progress of each plan. TWIA has also identified areas of improvement outside of audit observations and continuously improves processes and procedures necessary to bring the Association into compliance with statutory guidelines and industry best-practices.

A new management team is now in place with a broader range of experience and a focus on accountability. In 2008, there were four members of senior management whose only insurance carrier experience was with TWIA, which was a very small company for most of their tenure. Today, not only does TWIA have significantly greater insurance carrier experience within its senior management ranks, but a greater portion of that experience is with larger carriers outside of TWIA. This bodes well for the future of the Association as it has not only greater depth of experience but a far greater breadth of experience in terms of skills and sophistication.

The new management team has successfully implemented initiatives to address legislative changes, improve operational efficiency, create cultural transformation within the Association, and increase management controls and accountability. TWIA now has extensive controls and detailed financial and operational metrics in place to measure and evaluate the performance of every level of the Association, from the organization as a whole to individual departments and each individual employee. There are documented procedures and practices in place in all operational areas, and TWIA has greatly increased the level of transparency and communication between all levels of the Association and with outside stakeholders. The management team has begun a process of continuously

refocusing the culture from task-based behavior to outcome-focused accountability.

In particular, the TWIA Claims Department has experienced the most significant improvements. The new claims management team has developed a detailed catastrophe plan; improved communications with policyholders, adjusters, and agents; and ensured faster and more accurate claims handling using more modern technology and quality control measures. These changes have resulted in a measurable improvement in customer service. TWIA has conducted policyholder surveys after recent events with very positive results.

In addition, TWIA-controllable expenses were below budget in 2011 and 2012. TWIA expenses compare favorably both to the insurance industry as a whole and to other state residual market plans.

The State Auditor's Office completed an audit of TWIA in 2012. Their final report recognized that TWIA has improved its claims processing and has implemented controls to produce accurate financial statements, ensure accountability of Association funds, and adequately support and authorize non-claims-related expenditures.

Standards of Conduct

Ethics & Conflicts of Interest Policy

TWIA developed and implemented a comprehensive Ethics & Conflict of Interest Policy (“Ethics Policy”) in February 2011. The policy was subsequently revised in September 2011 and April 2012, to incorporate changes mandated by House Bill 3 and to further describe prohibited employment relationships.

TWIA continues to monitor employees and vendors for compliance with the code of conduct

Fraud Reporting

Section 2210.012 also mandates that “a board member or employee of the association who reasonably suspects that a fraudulent insurance act has been or is about to be committed by any board member or employee of the association shall, not later than the 30th day after discovering the conduct, report the conduct and identity of the person engaging in the conduct to the department and may report the conduct and the identity of the person engaging in the conduct to another authorized governmental agency. The department shall forward a report received under this subsection to the authorized governmental agency in accordance with Chapter 701.”

TWIA has implemented the following initiatives to ensure compliance with applicable Insurance Code provisions:

Special Investigations Unit (SIU)/Fraud Abatement

TWIA Claims continues to work closely with the SIU vendor, Veracity Research to refine referral requirements, training and reporting regarding SIU and fraud abatement processes.

The following chart illustrates a sharp increase in fraud investigations and reports since 2010, evidencing TWIA’s increased focus and responsibility on fraud abatement and reporting.

	12/31/10	12/31/11	12/31/12	6/30/13
Reports Filed with TDI Fraud	6	32	35	6
Reports Filed with TDI Enforcement	5	7	24	9

TWIA is currently in the process of expanding the SIU and fraud abatement program to the

Association's underwriting functions as well.

To ensure TWIA stays abreast of current trends and information regarding insurance fraud, key personnel attend the Texas Department of Insurance Annual Fraud Conference. Additionally, key personnel with TWIA and TDI's Fraud and Enforcement Units meet quarterly to discuss ongoing cases, trends and issues.

Whistleblower Policy

As part of TWIA's comprehensive Ethics Policy and commitment to creating a culture where unethical behavior can be reported and properly addressed, TWIA created an anonymous Whistleblower Policy in February 2011. TWIA contracts with a third-party vendor to provide anonymous hotline reporting of fraud or ethics violations. Monthly reports are transmitted by the vendor to the Association's General Counsel, Compliance Director, and General Manager. To date, we have received no reports.

State Auditor's Office Examination

Section 2210.058 states "the association is subject to audit by the state auditor and shall pay the costs incurred by the state auditor in performing an audit under this section."

The State Auditor's Office (SAO) concluded in their August 1, 2012 final report that "the Texas Windstorm Insurance Association (Association) has improved its processing of claims. The Association also has controls to help produce accurate financial information, ensure accountability for Association funds, and adequately support and authorize non-claims-related expenditures." Outstanding initiatives are described below:

- The IT Department has combined the implementation plans for the SAO findings with the action items developed from the detailed KPMG audit completed in 2012. The action items developed specifically in response to SAO are approximately 93% complete. The final item will be complete upon the scheduled implementation of TWIA's new Policy Center, by December 31, 2013.

Additionally, TWIA was required to submit status reports to the State Auditor's Office. TWIA has submitted all reports requested by SAO, including the status of the IT implementation on 11/30/2012 and 5/31/2013 and the status of the Association-wide implementation plan on 2/1/2013.

Financial Statement

Section 2210.054 requires TWIA to file annually with the Department and the State Auditor's Office a financial statement summarizing the transactions, conditions, operations, and affairs of the Association during the preceding year.

In addition to complying with the Annual Statement requirements, TWIA also submits monthly statements to the Texas Department of Insurance and the Board of Directors. The following charts illustrate TWIA's most recent balance sheet and statutory income statement. The statutory balance sheet shows the financial position of TWIA at June 30, 2013 compared to December 31, 2012. The statutory income statement shows a comparison between YTD actual and budgeted revenues and expenses.

TEXAS WINDSTORM INSURANCE ASSOCIATION		
Statutory Balance Sheet (000's omitted)		
	June-13	December-12
Admitted Assets		
Cash and short term investments	\$ 346,857	\$ 427,855
Premiums receivable & other	973	491
Amounts recoverable from reinsurers	-	291
Total admitted assets	\$ 347,830	\$ 428,636
Liabilities, Surplus and other funds		
Liabilities:		
Loss and Loss adjustment expenses	\$ 177,734	\$ 378,717
Underwriting expenses payable	13,787	9,328
Unearned premiums, net of ceded unearned premiums	136,219	173,461
Ceded reinsurance premiums payable	106,024	25,449
Bonds & Interest Payable - Bond Anticipation Notes	-	-
Provision for reinsurance	-	11,018
Other payables	23,215	13,644
Statutory fund payable	-	-
Total liabilities	456,978	611,615
Surplus and others funds		
Unassigned surplus (deficit)	(109,148)	(182,979)
Total liabilities, surplus and other funds	\$ 347,830	\$ 428,636
Balance in CRTF	\$ 181,911	\$ 178,902

TEXAS WINDSTORM INSURANCE ASSOCIATION				
Statutory Income Statement (000's omitted)				
	for the six months ended June 30,			
	Actuals - 2013	Budget - 2013	Variance - 2013	Actuals - 2012
Premiums Written:				
Direct	\$ 234,654	\$ 233,849	\$ 805	\$ 214,086
Ceded	(114,700)	(115,000)	300	(108,000)
Net	119,954	118,849	1,105	106,086
Premiums Earned:				
Direct	\$ 221,481	\$ 225,853	\$ (4,372)	\$ 207,810
Ceded	(64,285)	(64,167)	(119)	(54,156)
Net	157,195	161,686	(4,491)	153,654
Deductions:				
Direct Losses and LAE Incurred	84,239	47,136	37,104	62,610
Direct Losses and LAE Incurred - Ike & Dolly	(35,000)	0	(35,000)	0
Ceded Losses and LAE Incurred	0	0	0	0
Operating Expenses	11,320	12,694	(1,374)	12,419
Commission Expense	37,553	37,416	137	34,209
Ceding commissions / brokerage	(8,676)	(8,700)	24	(8,193)
Premium / Maintenance Tax	4,481	4,558	(77)	4,233
Total Deductions	93,917	93,103	814	105,278
Net Underwriting Gain or (Loss)	63,278	68,583	(5,305)	48,376
Other Income or (Expense):				
Gross Investment Income	589	446	143	248
Interest Expense on BAN	0	(1,042)	1,042	0
BAN Issuance & Other Investment Expenses	(87)	(680)	593	0
Other Income (Expense)	11	0	11	(90)
Loss on Defeasance of BAN	0	0	0	0
Total Other Income or (Expense)	512	(1,276)	1,788	159
Net Income (Loss)	\$ 63,790	\$ 67,307	\$ (3,517)	\$ 48,534
Surplus (Deficit) Account:				
Beginning Surplus (Deficit)	(182,979)	0	(182,979)	0
Net Income (Loss)	63,790	67,307	(3,517)	48,534
Change in Provision for Reinsurance	11,018	6,000	5,018	966
Change in nonadmitted assets & deferred taxes	(977)	(2,072)	1,095	(2,211)
Other	0	0	0	0
Statutory Fund Cost	0	(71,235)	71,235	(47,289)
Ending Surplus (Deficit)	\$ (109,148)	\$ -	\$ (109,148)	\$ 0
Key Operating Ratios:				
Direct:				
Loss & LAE Ratio	22.2%	20.9%	1.4%	30.1%
UW Expense Ratio:				
Acquisition	17.9%	17.9%	0.0%	18.0%
Non Acquisition	5.1%	5.6%	-0.5%	6.0%
UW Expense Ratio	23.0%	23.6%	-0.5%	23.9%
Combined Ratio	45.3%	44.4%	0.8%	54.1%
Net:				
Loss & LAE Ratio	31.3%	29.2%	2.2%	40.7%
UW Expense Ratio:				
Acquisition	22.5%	22.1%	0.4%	21.7%
Non Acquisition	7.2%	7.9%	-0.6%	8.1%
UW Expense Ratio	29.7%	29.9%	-0.2%	29.8%
Combined Ratio	61.0%	59.1%	2.0%	70.6%

Board Composition

Under Section 2210.102, the Board of Directors is composed of ten members (9 voting members and 1 non-voting member) appointed by the commissioner to include four public members from tier one counties, four members who must be representatives of the insurance industry, one member from a non-seacoast county, and one licensed engineer.

Insurers who are members of the Association shall nominate, from among those members, persons to fill any vacancy in the four seats reserved for representatives of the insurance industry. The Board shall solicit nominations from the member insurers and submit the nominations to the commissioner. The nominee slate submitted to the commissioner must include at least three more names than the number of vacancies. The commissioner shall appoint insurance industry representatives from the nominee slate.

All Board positions are currently filled. The membership of the Board of Directors is:

Name	Position
Richard Clifton Craig	Public Member from Non-Seacoast Territory
Steven Lawrence Elbert	Public Member & Agent from Tier 1 County
William David Franklin, Sr.	Non-voting Member, Licensed Engineer
Alice H. Gannon, <i>Secretary/Treasurer</i>	Member of the Insurance Industry
Michael Gerik, <i>Chairman</i>	Member of the Insurance Industry
Ron Lawson	Member of the Insurance Industry
Georgia R. Neblett, <i>Vice Chairman</i>	Public Member from Tier 1 County
Michael O'Malley	Member of the Insurance Industry
Gene Seaman	Public Member from Tier 1 County
Edward James Sherlock III	Public Member & Agent from Tier 1 County

Open Meetings Act

Section 2210.105 requires that, except for an emergency meeting, the Association shall notify the Department not later than the 11th day before the date of a meeting of the Board of Directors or of the members of the Association, and, not later than the seventh day before the date of a meeting of the Board of Directors, post notice of the meeting on TWIA's and TDI's websites. Section 2210.105 requires, except for a closed meeting authorized by Subchapter D, Chapter 551, Government Code (Texas Open Meetings Act), a meeting of the Board of Directors or of the members of the Association to be open to the commissioner or the commissioner's designated representative and the public. Section 2210.105 requires that TWIA broadcast live on its Internet website, all meetings of the Board of Directors,

other than closed meetings, and maintain on its Internet website an archive of meetings of the Board of Directors. A recording of a meeting must be maintained in the archive on the website up to the second anniversary of the broadcast. Section 2210.108 provides, except as specifically provided by Chapter 2210 or another law, TWIA is subject to Chapter 551 Texas Government Code, the Texas Open Meetings Act.

The Association continues to meet the requirements of the Open Meetings Act by complying with posting requirements for meetings of the Board of Directors and its subcommittees, as well as live broadcasting of meetings and archival of those meetings for later viewing on our website. Most recently, meetings of the Board of Directors were held on May 3, 2013 and June 18, 2013 in Austin. Additionally, the Legislative/External Affairs Committee met in Austin on May 8, 2013. All three meetings were broadcast live and are currently archived for viewing on TWIA's website (www.twia.org).

Primary Board Objectives Reports

Section 2210.107 requires the Association to report every two months to its Board of Directors and annually to the Governor, Lt. Governor, Legislature and TDI the extent to which the Association met the objectives outlined in the About This Report section. TWIA continues to comply with these requirements, most recently with the submission of the Annual Report Card on May 31, 2013 and this report.

Public Information Act

Section 2210.108 provides that, except as specifically provided by Chapter 2210 or another law, TWIA is subject to Chapter 552 Texas Government Code, the Texas Public Information Act (“the Act”). TWIA receives and responds to requests in accordance with the Act. The following table shows the number of requests received, withdrawn, and referred to the Office of the Attorney General (OAG) for a decision under the Act for 2010, 2011, 2012, and year to date 2013.

	As of 12/31			2013 As of Month End						
	2010	2011	2012	1/31	2/28	3/31	4/30	5/31	6/30	YTD
Total Requests Received	74	108	182	10	31	25	21	8	9	104
Number of Requests Withdrawn	2	7	16	0	2	5	1	0	0	8
Number of OAG Rulings Requested	16	10	20	2	5	10	1	1	0	19
% of Requests sent to OAG	22%	9%	11%	20%	16%	40%	5%	13%	0%	18%

As illustrated in the table above, requests increased 45.9% from 2010 to 2011 and an additional 68.5% from 2011 to 2012. Based on the volume of requests received in the first six months of 2013, public information requests are on pace for 14% annual growth. Increased media attention, litigation activity, and public interest contributed to the increase in the number of requests received over the past several years, especially in the first few months of 2013. However, TWIA has seen a significant decrease during May and June.

Issuance of Policies

Under Section 2210.203, if the Association determines that the property for which an application for initial insurance coverage is made is insurable property, the Association, on payment of the premium, shall direct the issuance of an insurance policy as provided by the plan of operation. A policy is issued for a one-year term and may be renewed annually on application for renewal as long as the property continues to be insurable property. Below are charts illustrating the number of policies currently in-force, the direct liability associated with those policies, and premiums written year-to-date:

POLICIES IN-FORCE

Policy Type	As of 6/30/12	As of 6/30/13	Change from Prior Year
Mobile Home	823	902	9.6%
Residential	244,010	252,117	3.3%
Commercial	12,985	13,092	0.8%
Totals	257,818	266,111	3.2%

DIRECT LIABILITY

Policy Type	As of 6/30/12	As of 6/30/13	Change from Prior Year
Mobile Home	\$38,555,366	\$43,158,407	11.9%
Residential	\$59,125,566,231	\$62,194,301,193	5.2%
Commercial	\$12,566,839,543	\$12,613,513,371	0.4%
Totals	\$71,730,961,140	\$74,850,972,971	4.3%

WRITTEN PREMIUMS (YTD)

Policy Type	As of 6/30/12	As of 6/30/13	Change from Prior Year
Mobile Home	\$465,295	\$522,463	12.3%
Residential	\$159,829,336	\$174,520,328	9.2%
Commercial	\$55,102,716	\$55,832,444	1.3%
Totals	\$215,397,347	\$230,875,235	7.2%

Compliance with Building Codes

Sections 2210.251, 2210.258 - .260 set forth the building code and inspection requirements for eligibility in the Texas Windstorm Insurance Association and provide for limited exceptions. In accordance with these sections, TWIA requires a certificate of compliance (WPI-8) issued by the Texas Department of Insurance on all structures constructed, altered, remodeled, enlarged, repaired, or to which additions have been made on or after January 1, 1988. A noncompliant residential structure insured by the Association that has been approved for insurability under the approval process regulations in effect on September 1, 2009 is subject to an annual premium surcharge of 15% of the policy premium. These surcharges are deposited directly into the Catastrophe Reserve Trust Fund.

Prior to the passage of Senate Bill 1702 (SB1702), a residential structure that had not been certified might still be insured if the Department issued an alternative certification (WPI-12) after an inspector determined that at least one qualifying structural building component is in compliance with applicable building code standards.

The 83rd Texas Legislature enacted SB1702 on June 14, 2013, which amends the surcharge program for non-compliant structures and repeals the Alternative Eligibility Program. The bill also requires structures insured by the Association on or after December 31, 2015, to comply with the applicable windstorm building code standards.

The following tables show the number of TWIA policies currently in-force as of June 30, 2013 under the various compliance standards and the total surcharge amounts deposited into the CRTF each year, through June 30, 2013:

Compliance Standard	Policies In-Force	Year	Surcharges
Certificate of Compliance (WPI-8)	226,535	2011	\$6,675,047
Approval Process	29,730	2012	\$7,408,157
Alternative Certification	9,846	2013	\$2,968,615

Catastrophe Funding

Subchapter B-1 of Chapter 2210 (Sections 2210.071 – 2210.075) describe the different sources of funding available to pay TWIA losses. Those sources are, in order:

- TWIA premiums and other revenue
- Available reserves and amounts in the Catastrophe Reserve Trust Fund (“CRTF”)
- Up to \$1 billion in Class 1 public securities, to be repaid by TWIA premiums
- Up to \$1 billion in Class 2 public securities, to be repaid by surcharges on coastal property policies and assessments of TWIA member companies
- Up to \$500 million in Class 3 public securities, to be repaid by assessments of TWIA member companies

Additionally, reinsurance may be purchased in addition to or in concert with the trust fund and public securities.

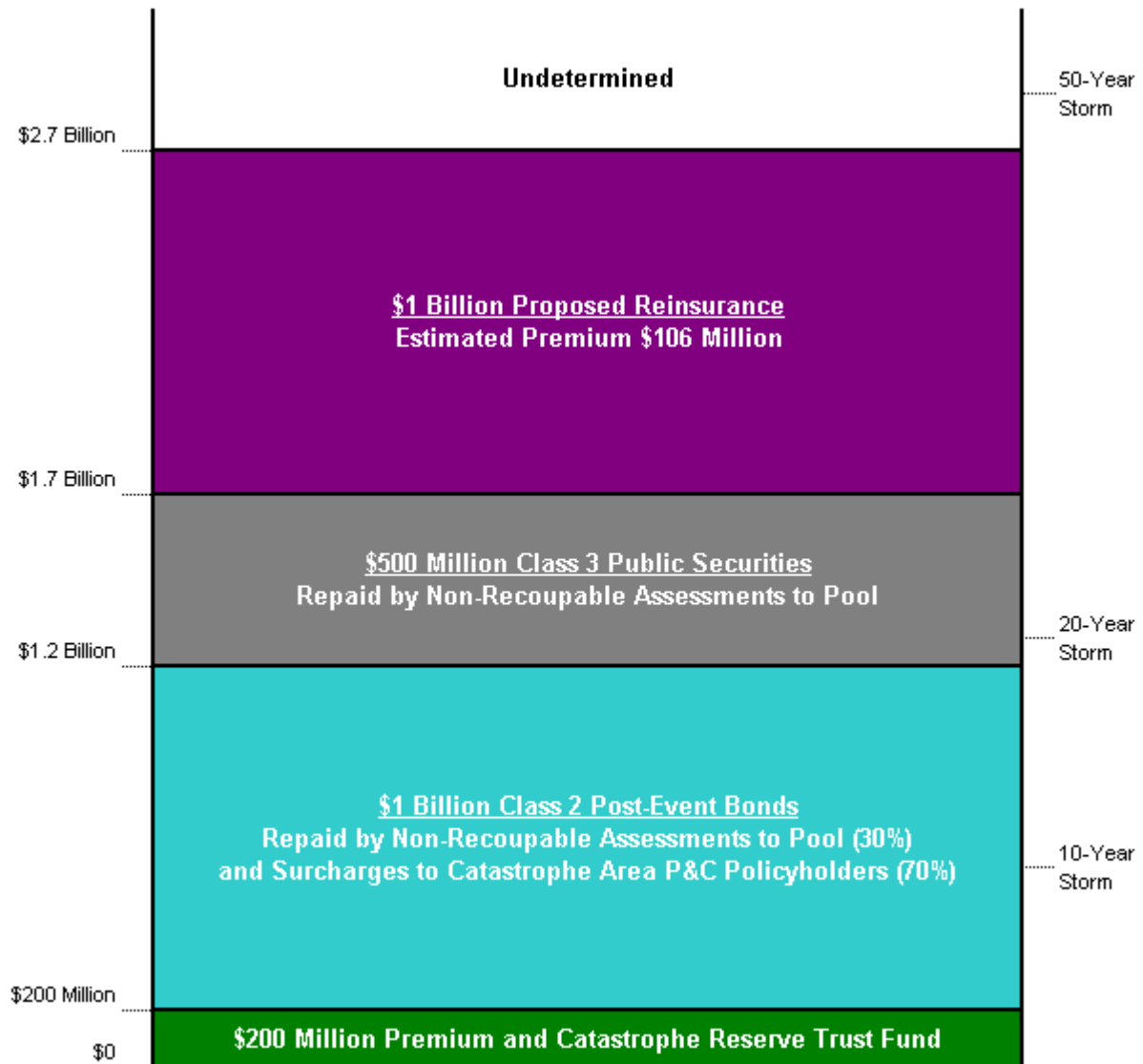
TWIA staff is working with the Texas Public Finance Authority (“TPFA”) and the Texas Department of Insurance to make all necessary preparations for the issuance of public securities.

As part of these preparations, TWIA recently submitted an application to the Texas Department of Insurance for approval to issue \$500 million in pre-event Class 1 public securities, in the form of a Bond Anticipation Note (“BAN”). A similar BAN was issued in 2012 and has been fully paid off. The BAN would provide instant liquidity (claims-paying ability) and would increase total funding by \$750 million due to related savings in the cost of reinsurance. On May 27, former Commissioner Kitzman released a letter denying approval of the BAN “at this time.” TWIA is continuing to work with Commissioner Rathgeber and TDI staff on the BAN. Other options previously presented to the TWIA Board by the Texas Public Finance Authority are being reviewed in the event that the BAN is not approved. Additionally, the Department of Insurance is researching any other options that might be available to TWIA.

Due to the uncertainty surrounding the issuance of the BAN, TWIA successfully placed its reinsurance renewal effective June 1 in the amount of \$1B with an attachment point of \$1.7B for a total of \$2.7 B of coverage. Additionally TWIA secured an option to purchase \$1.25B at the same cost with an attachment point of \$2.2B, for a total of \$3.45B by July 15. The decision on whether or not to exercise this option is dependent upon obtaining the necessary approvals for the BAN. Guy Carpenter recently negotiated with TWIA’s reinsurers to extend the option deadline to August 15.

We also have an option to rewrite the policy effective January 1, 2014 in order to both have our renewal outside of storm season and the Legislative session to facilitate renewal negotiations.

Total projected funding for the 2013 hurricane season, without the BAN, is illustrated by the following chart:



Catastrophe Plan

Section 2210.455 requires the Association, not later than June 1 of each year, to submit to the commissioner, the legislative oversight board, the governor, the lieutenant governor, and the speaker of the house of representatives a catastrophe plan covering the period beginning on the date the plan is submitted and ending on the following May 31.

The catastrophe plan must describe the manner in which TWIA will, during the period covered by the plan, evaluate losses and process claims after windstorms with a four, two, and one percent chance of occurring.

The catastrophe plan must include a description of how losses under Association policies will be paid, and how claims under Association policies will be administered and adjusted, during the period covered by the plan. The catastrophe plan submitted under this section ("Catastrophe Plan" or "CAT Plan") is for informational purposes only and does not bind the Association to a particular course of action.

TWIA's Catastrophe Plan is a living document continually updated with information learned from real and modeled events with the goal of constantly improving the Association's capacity and ability to respond promptly and effectively to catastrophic claims situations. The level of detail in TWIA's current catastrophe event planning has exponentially increased over that of 2008 and prior years. Prior to Ike, leadership provided only a high level review. The CAT Plan was updated infrequently and lacked detailed information about available resources and ability to scale for larger events. The current Claims leadership team conducts weekly catastrophe planning meetings to achieve the goal of continuous improvement. The result is a dynamic document designed to provide detailed information regarding:

- roles and responsibilities for claims and other departments;
- information regarding available resources;
- details for scalability for larger events including pre- and post-event loss projection and staffing modeling tools; and
- operational guidelines and directives for TWIA's response to a catastrophe.

A complete copy of the 2013 TWIA Catastrophe Plan was included in the Annual Report Card submitted May 31, 2013.

TWIA has activated the CAT Plan six times since January 1, 2012 for localized wind and hail events. Leadership's commitment to planning and the proficient execution of that plan is evidenced by TWIA policyholder satisfaction levels. TWIA's Customer Care Survey was

initially implemented in April 2012. In June 2012, TWIA began including scan codes on payment letters that link policyholders to the Customer Care Survey, as well as posting a link on the Association’s website. The following exhibits illustrate policyholders’ positive reactions to the improvements management has implemented.

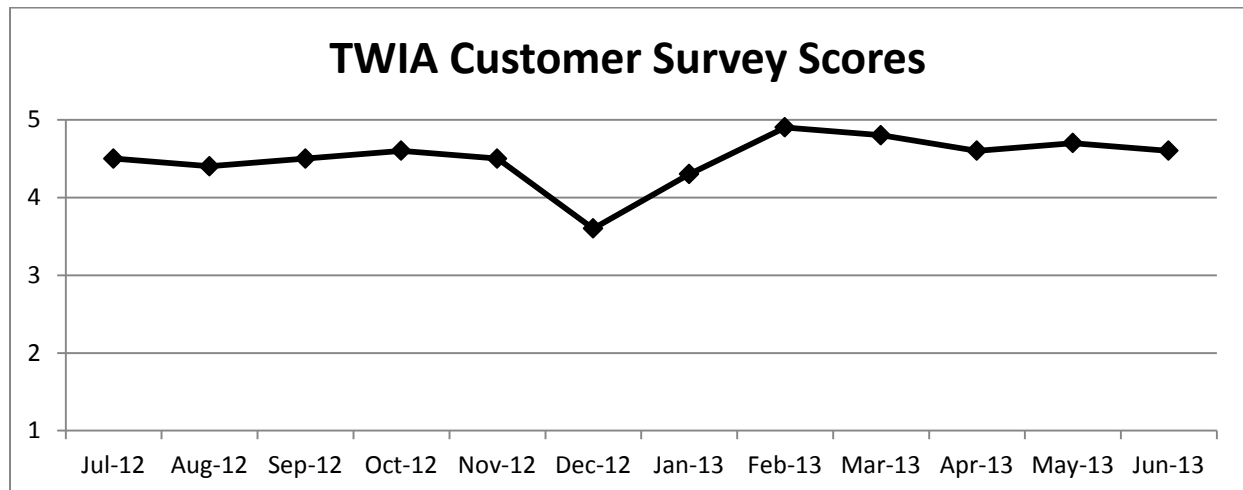
TWIA Customer Survey Scores

AVERAGE SCORE BY QUESTION

Customer Survey Questions	TWIA Score (Scale 1-5)
Reporting my claim to TWIA was easy	4.7
A TWIA employee explained the claims process to me	4.7
The TWIA adjuster who came to my home was professional, courteous, and helped me with my claim	4.6
The outcome of my claim was clearly explained to me	4.6
I am satisfied with the overall handling of my claim to TWIA	4.6
Average Overall Score	4.6

AVERAGE SCORE BY MONTH

Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	Mar-13	Apr-13	May-13	Jun-13
4.5	4.4	4.5	4.6	4.5	3.6	4.3	4.9	4.8	4.6	4.7	4.6



Key Performance Indicators

TWIA Claims Key Performance Indicators – June 2013 – YTD	
Number of Claims Received	7,840
Number of Claims Closed With Payment	6,032
Number of Claims Closed Without Payment	1,730
Average Number of Days From FNOL to Inspect Property	2.7
Average Number of Days From Inspect Property to Receipt by TWIA	3.0
Average Number of Days From Receipt by TWIA to Payment	6.3
Number of TDI Complaints	15
Number of TDI Complaints as a Percentage of Total Claims Received	0.19%

Limits of Liability

Under Subchapter K of Chapter 2210 (Sections 2210.501 – 2210.504), TWIA is required to propose inflation adjustments to the maximum liability limits under a windstorm and hail policy. Maximum limits for 2013 remain:

Dwellings and individually owned townhouses	\$1,773,000
Contents of an apartment, condominium, or townhouse	\$374,000
Commercial structures and associated contents	\$4,424,000

Certain Appeals and Other Actions

Claims: Settlement and Dispute Resolution

HB 3 made significant changes to both the process by which insureds can dispute the decisions of the Association relating to the payment of, the amount of, or the denial of a claim, and the remedies available to the insured. First, Section 2210.014 made Insurance Code Chapters 541 (bad faith) and 542 (Prompt Pay Act) inapplicable to TWIA claims, and Section 2210.572(c) made the Deceptive Trades & Practices Act inapplicable to TWIA. These were three of the main causes of action asserted by insureds who sued TWIA alleging claims were underpaid or settled in bad faith. Instead, new provisions of Chapter 2210, Subchapter L-1, provide the process for claims decisions, payments and disputes.

All claims personnel have been trained on the new claim-handling procedures and deadlines included in HB 3. Claims decision letters have been revised to provide clear

notifications of the portions of a claim the Association has accepted or denied in full or in part, as required by Section 2210.573(d). Claims decision letters also include brief descriptions of the procedures to dispute accepted or denied claims and provide forms that insureds can use to begin the dispute resolution process, as required by Section 2210.573(e)-(g).

Below is a table listing data, as of June 30, 2013, regarding claims subject to the HB 3 dispute resolutions.

Status	Appraisal	LOR*	Lawsuit	TDI Complaint	Non-Disputed Claims	Total Disputed Claims	Total
Closed	3	3	0	3	9,669	9	9,678
Open	1	0	1	0	127	2	129
RCC	0	0	0	0	353	0	353
Rejected	0	0	0	0	67	0	67
Re-Open	19	8	3	7	148	37	185
Total	23	11	4	10	10,364	48	10,412

*Letter of Representation

Appraisal and Rule-Making

All disputes regarding a claim that is accepted by the Association must be submitted to an appraisal process pursuant to Section 2210.574. The Department adopted rules to govern this appraisal process. TWIA continues to work with TDI to implement the rules regarding the appraisal process.

Ombudsman Funding and Program

Section 2210.582 directed the Department of Insurance to establish an Ombudsman Program to assist TWIA policyholders in understanding and navigating the claims process. The Department established the Coastal Outreach and Assistance Services Team (“COAST”) Program and adopted rules relating to its function on March 19, 2012. Even before the formal adoption of the rules, at 28 TAC §5.4201, TWIA revised its claims correspondence to advise insureds of the program and provide contact information in English and Spanish. TWIA fully funds the COAST program based on the budget provided by the Department each March.

TWIA has established a positive working relationship with the Ombudsman. Through cooperative efforts we are able to answer policyholder questions before concerns are escalated to the Department's complaint division and assist in education efforts promoted by the COAST Team.

Compliance with the Plan of Operation

The Plan of Operation is a series of administrative rules found in the Texas Administrative Code, Title 28, Chapter 5, Subchapter E. Administrative rules must be proposed by an agency (TDI in this case) and adopted pursuant to statute. There were no rules adopted in the period covered by this report that are material to TWIA operations.

Annual Evaluation of Association Management

The fifth objective outlined in 2210.107(a) is to establish, and adhere to terms of, an annual evaluation of Association management necessary to achieve the statutory purpose, Board objectives, and any performance or enterprise risk management objectives established by the Board.

Beginning January 1, 2012, TWIA's annual budget has been based upon department level budgets for which department management and their staffs are held accountable. Individual performance standards have been established for each position within the organization that reflect that accountability as well as objective measurable standards appropriate to the individual employee's responsibilities. The 2013 budget was reviewed and approved by the Board at its December 4, 2012, meeting.

The Finance Department has prepared budget conformance reports at the department level to monitor performance beginning with 2012 first quarter results. Under the current management team, TWIA has consistently performed below budget for controllable expenses in nearly every area. The principal adverse variances in 2012 were in the Professional Services area, which was over budget due to unbudgeted expenses associated with consultants and legal expenses associated with administrative oversight, and costs associated with the Bond Anticipation Note ("BAN"). Looking at 2013, TWIA is planning for gross operating expenses to decrease by \$8 Million and Net Operating Expense to remain fairly flat in spite of projected growth in policy count.

TWIA staff is evaluated against a set of performance standards, including objective performance measures based upon their department and their individual role within their department. Each department head is accountable for his or her individual budgets, and these measures comprise a portion of the standard of performance against which they are evaluated on an annual basis. Staff within each department has similar, although not identical, objective measures against which to evaluate performance. Performance Evaluation documents reflect these areas of accountability.

Risk Management Objectives have been established in the form of Business Continuity planning, Catastrophe Claims planning, Reinsurance, and other funding mechanisms to effectively manage the financial and human resources of the organization in meeting its established purpose.