



RHSB

An **Assurex** Global Partner

PROPERTY INSURANCE BENCHMARKING REPORT

Independent School Districts
of Texas
Denton ISD

2025



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Executive Summary

Introduction

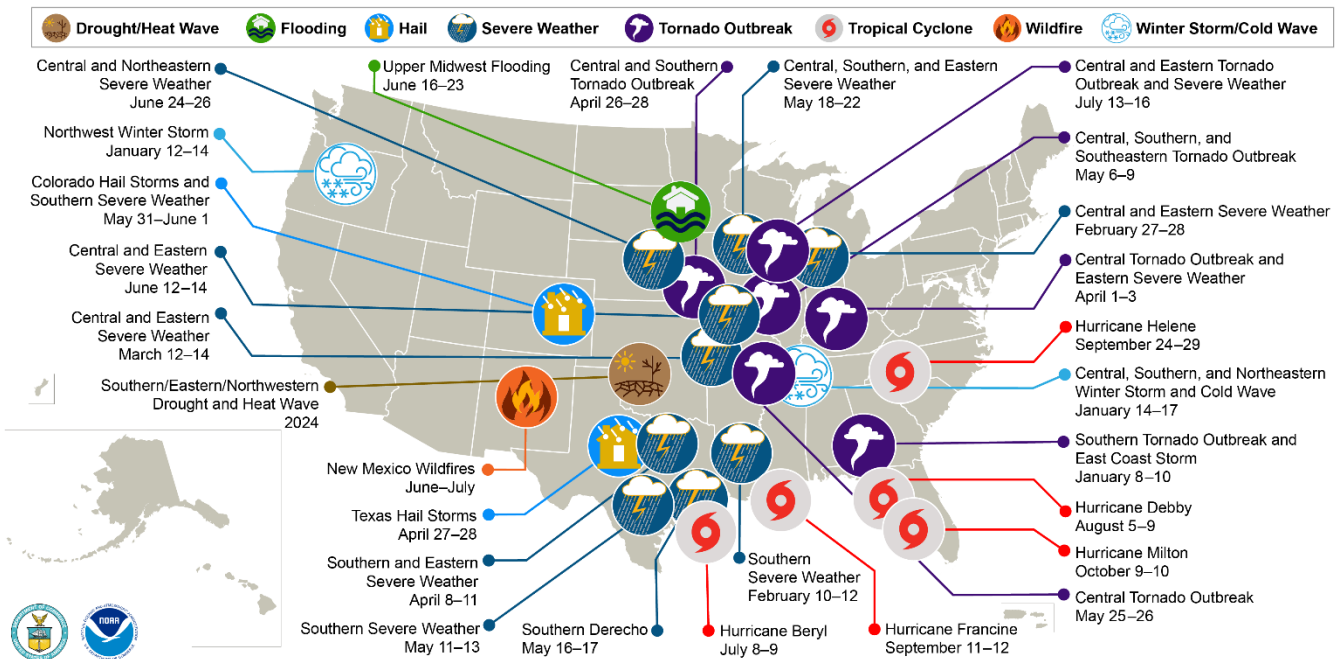
First and foremost, we would like to thank you for your participation in RHSB’s 2025 Property Insurance Benchmarking Report representing Independent School Districts of North and Central Texas. The goal of this report is to provide Districts with a transparent look into where the property insurance market currently stands, where it is trending, and how your District’s current program compares to your peers throughout Texas. **51 Districts** participated in this year’s report, representing approximately **\$40 Billion in Total Insurable Value (“TIV”)**. We hope the information included herein will provide you and your District with the information necessary to strategically navigate through your 2025 property insurance renewal.

Property Insurance – Marketplace Conditions

The commercial property insurance market within Texas and across the United States experienced an unprecedented hard market from 2016 through 2024. As of mid-2024 and continuing into 2025 we have begun to see some rate relief, but many attributes of the hard market are likely here to stay. Before outlining our projections for the future, we must first evaluate the variety of factors that have “set the stage” for the current property insurance marketplace in Texas.

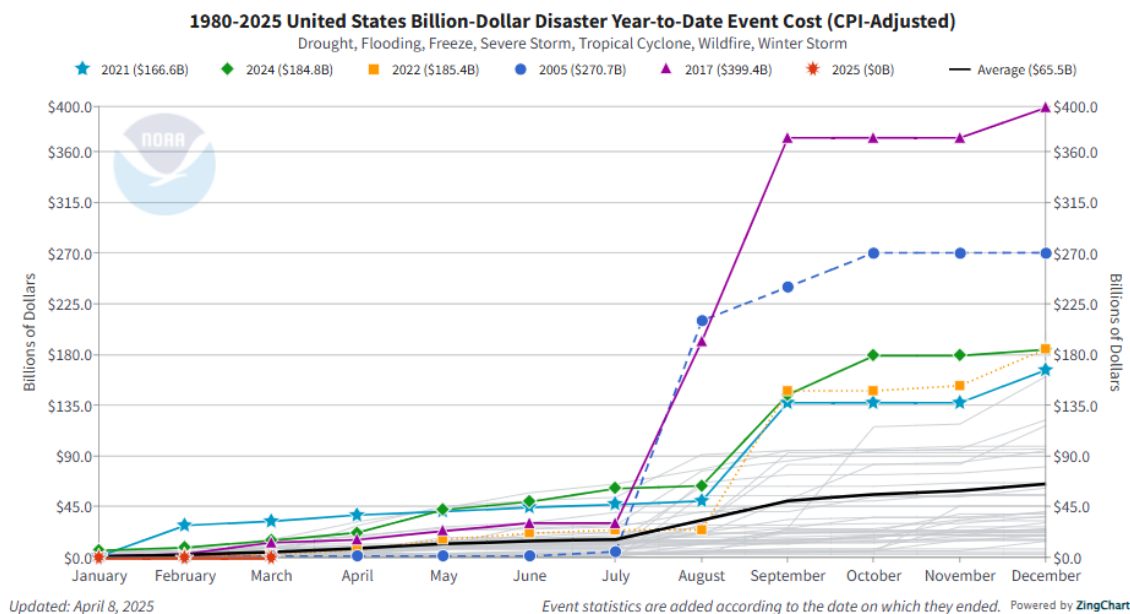
Over the course of the last decade, the annual frequency of Billion-Dollar Weather events continues to rise. 2023 is the highest year on record in the past 44 years from a frequency standpoint, with 28 separate Billion Dollar weather events. 2024 is second with 27 individual Billion Dollar Weather events.

U.S. 2024 Billion-Dollar Weather and Climate Disasters

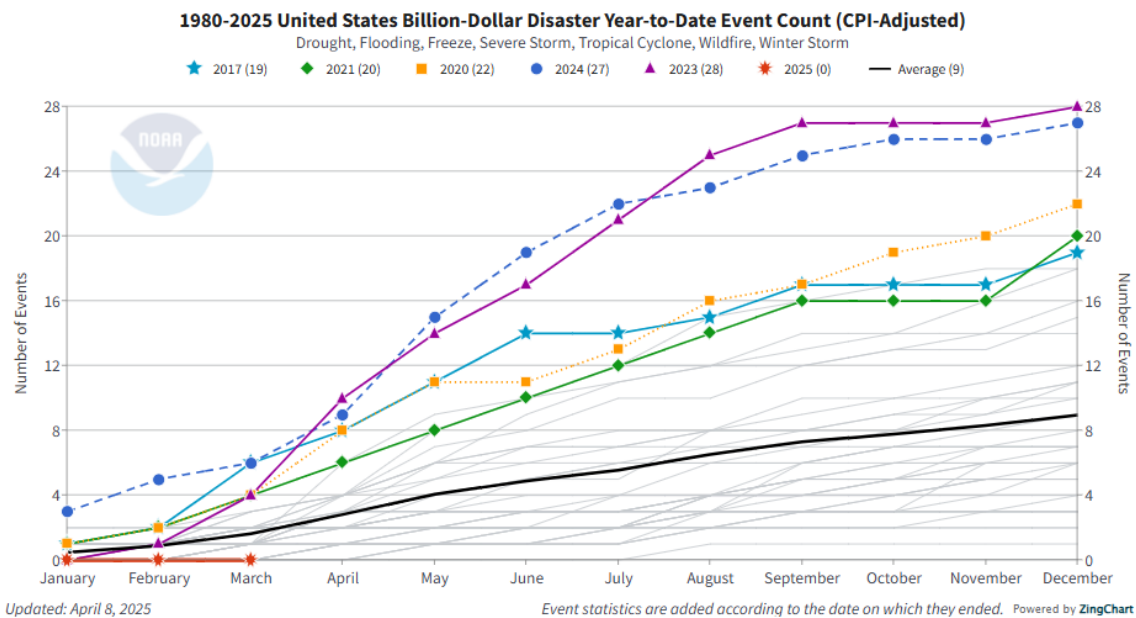


This map denotes the approximate location for each of the 27 separate billion-dollar weather and climate disasters that impacted the United States in 2024.

2024 (green line) is the fifth consecutive year (2020-2025) in which 18 or more separate billion-dollar disaster events have impacted the U.S., marking a consistent pattern that is becoming the new normal. The 1980–2024 annual average (black line) is 9 events (CPI-adjusted); the annual average over the past 5 years (2020–2024) is 23 events (CPI-adjusted).



From a severity standpoint, 2017 is the year equating to the highest cost of claims totaling \$395.9 Billion. 2024 came in third for highest cost with current losses totaling \$182.7 Billion.

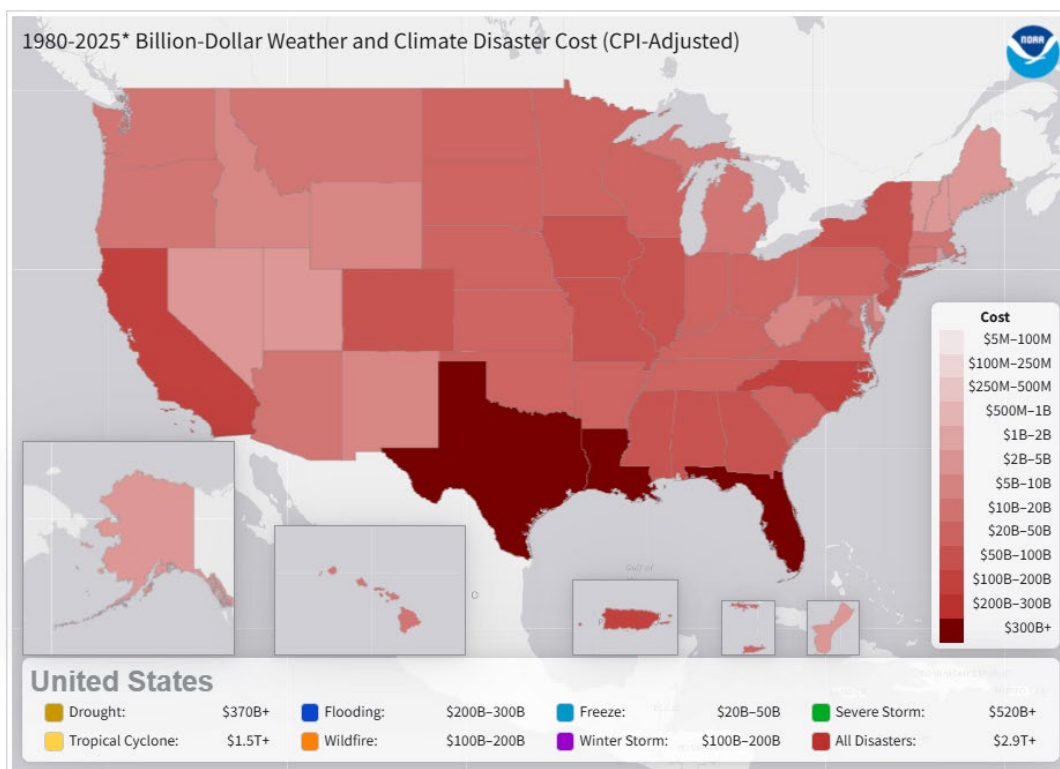


As a result of the circumstances outlined above, the property insurance market for Texas ISD’s has “hardened”. This has resulted in stricter underwriting appetites from insurance companies, and higher rates and deductibles for the Districts. Although there are a variety of factors that contribute to the current market conditions, they are primarily being driven by the stark increase in frequency and severity of severe weather events over the past decade.

More specifically to Texas, there have been numerous hailstorms in recent years with single occurrence losses exceeding \$50+ million for many Texas districts. When you consider school districts' properties lie in close proximity to each other, insurance companies have been forced to re-evaluate their exposures due to unfavorable loss ratios.

On a macro scale, the total cost of U.S. billion-dollar disasters over the past 5 years (2020-2024) is **\$746.7 Billion**. This represents a 5-year annual cost average of **\$149.3 Billion**, which is **more than double** the 45-year inflation-adjusted annual average cost of \$64.8 Billion.

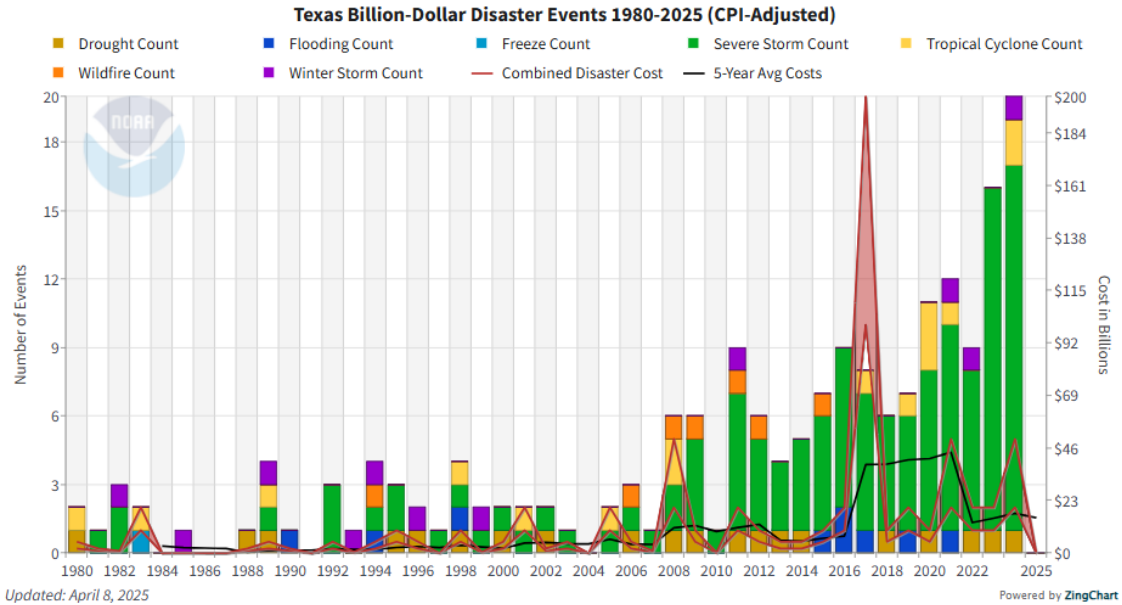
It is important to keep in mind that these estimates do not reflect the total cost of U.S. weather and climate disasters. These figures are only associated with events that caused damages that exceeded \$1 Billion. With that said, they represent a **conservative estimate** of the extreme weather damages the United States experiences each year. However, these billion-dollar events do account for most of the damage from all recorded U.S. weather and climate events (NCEI; Munich Re). The South, Central and Southeast regions of the United States, including the Caribbean U.S. territories, have suffered the highest cumulative damage costs, reflecting the severity and widespread vulnerability of those regions to a variety of weather and climate events.



1. Texas leads the U.S. in highest number of billion-dollar disasters experienced (190) since 1980.
2. Louisiana is the second-leading state in frequency of billion-dollar disasters (106).
3. Florida is the third-leading state in frequency of billion-dollar disasters (94) since 1980, which is primarily due to destructive hurricane impacts. Although Florida is the third-leading state in frequency, they are the second-leading state in total damages associated with billion-dollar disasters

Texas Summary

From 1980-2025 (as of April 8, 2025), there have been 190 confirmed weather/climate disaster events with losses exceeding \$1 billion each to affect Texas. These events included 20 drought events, 9 flooding events, 1 freeze event, 126 severe storm events, 16 tropical cyclone events, 7 wildfire events, and 11 winter storm events. The 1980–2024 annual average is 4.2 events (CPI-adjusted); the annual average for the most recent 5 years (2020–2024) is 13.6 events (CPI-adjusted).



Texas had the most Billion-Dollar disasters on record in 2024 at 20 and is well above the national average as it experienced the following number of events in 2023 (16), 2022 (9), 2021 (12), 2020 (11), 2019 (7), 2018 (6), and 2017 (7).

Select Time Period Comparisons of Texas Billion-Dollar Drought, Flooding, Freeze, Severe Storm, Tropical Cyclone, Wildfire, and Winter Storm Statistics (CPI-Adjusted)

Time Period	Billion-Dollar Disasters	Events/Year	Cost	Percent of Total Cost
1980s (1980-1989)		14	1.4	\$20.0B-\$50.0B 4.8%
1990s (1990-1999)		21	2.1	\$20.0B-\$50.0B 4.9%
2000s (2000-2009)		25	2.5	\$50.0B-\$100.0B 18.4%
2010s (2010-2019)		62	6.2	\$200.0B-\$300.0B 52.3%
Last 5 Years (2020-2024)		68	13.6	\$50.0B-\$100.0B 19.7%
Last 3 Years (2022-2024)		45	15.0	\$20.0B-\$50.0B 10.8%
Last Year (2024)		20	20.0	\$20.0B-\$50.0B 5.2%
All Years (1980-2025)*		190	4.1	\$300.0B-\$440.0B 100.0%

The number and cost of weather and climate disasters are increasing in the United States due to a combination of increased exposure (i.e., more assets at risk), vulnerability (i.e., how much damage a hazard of given intensity—wind speed, or flood depth, for example—causes at a location), and the fact that climate change is increasing the frequency of some types of extremes that lead to billion-dollar disasters. ([Fifth U.S. National Climate Assessment \(2023\)](#))

Market Trends: Single Carrier vs. Layered Programs

In response to the increasingly challenging property insurance market in Texas, many Districts have been forced to find new coverage in recent years. In prior years, many of the Districts who participated in this survey had the ability to purchase programs that included full policy limits and/or primary coverage through a single carrier, at a rate below \$0.10 per \$100 of TIV. In 2018, we saw the marketplace materially shift as several notable carriers (i.e., AIG and Affiliated) took a stance to either stop insuring Texas school district property entirely, or to make their terms so unfavorable that Districts were forced to purchase an alternative program.

There has been a consistent increase in property rates and premiums since 2018, and we saw the largest rate and premium percentage increase to date in the 2023 – 2024 renewal year. The 2024 – 2025 renewal year presented an interesting dynamic, where the renewal rate increases or decreases were more correlated a District's program structure. Districts that responded with "pool" coverage still faced a sizeable rate increases in 2024, while almost every District with a commercial layered program saw a rate decrease.

For the past few years within this report, TASB has been the outlier in that they have maintained lower rates and in many cases were still offering flat wind & hail deductibles (differing from a % of values Wind & Hail deductible). In 2024, this changed when TASB made a significant market correction with average rate increases exceeding 30%+, while simultaneously increasing members' Wind & Hail Deductibles to a % of values. While this appeared extreme for TASB members, these updated terms were more reflective of the rest of the marketplace.

In addition to increasing rates over the past decade, there are other variables that are contributing to the higher property insurance premiums Districts are facing. For example, Texas has experienced a noticeable increase in population absorption for several years. In response to increased student enrollment, many schools throughout Texas have continued to expand their campuses and acquire more assets. In addition, the cost to build or replace property has increased substantially year over year. This has resulted in simultaneous increases in the quantity of property and corresponding Total Insurable Values ("TIV"). For many Districts that have experienced this substantial growth, their TIV has increased in value to a sum that is beyond the threshold that an insurance pool or single carrier have the capacity to insure on their own. Looking forward to 2025, it will be interesting to observe if this trend will continue. Due to budgetary constraints, many Districts are now looking to consolidate or close certain campuses.

In response to larger property schedules and higher TIV's over the past few years, insurance carriers have pushed for more accurate property values for their insureds. For Districts with programs based on a Margin Clause or Scheduled Limits, it has become crucial to provide accurate property values for your insurance program to avoid being underinsured in the event of a claim. Currently, this is an area where we are seeing improvements in the commercial marketplace for 2025 renewals. Blanket limits are now being considered again in the commercial marketplace for appropriately valued Districts, which yields material coverage improvement. In most instances, single-carrier pools like TASB and TPS have maintained blanket limits. In response to the increasing importance of property valuation, we've included an exhibit that benchmarks participants' average insured price per square foot. This is included on **page 22**. Heading into 2025 renewals, Districts should take their property insurance limits (Blanket, Margin Clause, or Scheduled) into account when reviewing their property valuations.

For single-carrier pools, they are structured to have reinsurance on each program they insure. As a result of property reinsurance markets tightening as well, many pools do not have the ability to offer property terms to mid-sized (\$500M+) or larger Districts in certain weather prone counties as freely as they were able to in the past. With that said, there are a few notable exceptions who have been with a single carrier for many years and have had a favorable enough loss history to remain on the same program. Examples within this report are Denton ISD, Grapevine-Colleyville ISD, Irving ISD, Mesquite ISD, and Allen ISD. Although each of these Districts have been able to achieve this, there are few to no single carriers that are willing to take on that concentrated amount of new risk in the current marketplace. As a result, many Districts have moved to a “layered” commercial property program.

On a layered program, multiple insurance companies contribute to insuring a District’s Property Loss Limit. One (or multiple) carriers will write the first (primary) layer of property coverage. The primary or lead form defines the policy terms and deductible structure, and the subsequent layers follow form, unless otherwise notated. We have provided a visual representation of an example in the **Property Tower Example** on **page 23**.

There are costs and benefits of being insured on a layered program. The primary benefit of being insured by commercial carriers (instead of a pool) is that it provides Districts with the assurance of long-term security and financial stability in the event of a catastrophic loss. Said differently, the damages from a catastrophic loss would be diversified across multiple insurance companies, whereas a pool would be solely on the hook. Additionally, in the event of a widespread catastrophic loss, pools, by nature, have a shared loss limit.

Although this structure of a program provides security, it has historically been associated with higher rates and subsequently, higher premiums. As of this year, that is no longer proving to be the case. Commercial property insurance terms have continued to improve and are beginning to match rates offered by single-carrier pools often with less coverage limitations. This is especially the case for Districts with larger TIV schedules, where the “economies of scale” variable plays a role.

Despite the increased frequency and severity of weather events, we are seeing rate decreases in the marketplace. We are optimistic that this indicates a continuance of market stabilization in 2025. There are an increased number of insurance carriers that are willing to insure ISD property, which has increased coverage capacity and decreased property rates as a result of increased competition.

In addition to increased competition in the marketplace, insurance carriers have become more comfortable with their updated percentage Wind/Hail deductible structures. In the event of a major wind/hail loss, Districts are taking on a significant self-insurance component with their percentage of the loss. While Districts take on higher financial exposure in this structure, it does encourage stability for property rates. Long term, this should allow Districts to pay less rate on the front-end and more out-of-pocket in the event of an actual loss.

This dynamic is reflected within the report, as property rates have cooled for commercial layered programs in comparison to the 2023 renewal period. For Districts with commercial layered programs, the average rate **decreased** from .35 to **.32** in 2024 (-8.2%.) Considering rates for layered programs increased by **34.6%** the prior year, this represents a material improvement in the marketplace.

For Districts with single-carrier pools, the average rate increase this year was **30.7%**. This is a lower percentage of increase compared to 2023, as the average rate increase was 31.6% last year. Although we do believe single carrier property rates will continue to increase for the current 2025 – 2026 renewal year, we are optimistic that they will do so with decreasing severity.

Averages	SINGLE-CARRIER POOL		COMMERCIAL LAYERED PROGRAM	
	2023 - 2024	2024 - 2025	2023 - 2024	2024 - 2025
Property Rate	0.25	0.33	0.35	0.32
% Increase / Decrease	31.6%	30.7%	34.6%	-8.2%

Although property insurance rates are the best variable for benchmarking purposes within this report, a District’s property insurance rate is rarely an exact comparison. Property insurance rates encompass any of the following variables:

- Loss History
- Property Loss Limit (Structure and Amount)
- Deductible Structure
- Geographic Location
- Quality of Property and Corresponding Values
- Size of District (Economies of Scale)

For example, you may notice that one of your peers has a lower property insurance rate than your District does. Although it may appear from a pricing standpoint that theirs is more competitive, it is possible that they have lower loss limits, higher deductibles, or coverage terms that are not as favorable. In other words, it is important to take all coverage implications into account when comparing property insurance rates with your peers.

Impacts on Relationship between Limits and TIV

It has become common for District’s Loss Limits to only cover a portion of their Total Insurable Values (TIV). With pools, this primarily occurs because pools operate with shared loss limits that cap out due to their reinsurance. On a commercial layered program, this primarily occurs because of budget, the higher loss limit a District purchases, the higher the rate/premium.

A District may have a \$500M loss limit on a \$1.5B property schedule (33% of their TIV). Although it is unlikely for an event to damage more than 33% of the District’s property values, it is crucial to determine if your Loss Limit is adequate when evaluating your Property Schedule. Although some Districts’ Loss Limits are unknown, we have added a table on **pages 14 and 15** outlining each District’s Limit to TIV ratio breakdown.

Impacts on Wind / Hail Deductibles

Another area of property coverage to highlight is the wind/hail deductible. The property insurance market has made a shift to percentage wind/hail deductibles with a current industry standard of 2% to 3% of TIV. Before 2016, the majority of Districts had a flat wind/hail deductible amount per occurrence. This allowed Districts to more accurately budget and account for their worst-case scenario in the event of a claim. The financial implications of transitioning from a flat deductible to a percentage deductible can be financially overwhelming depending on the severity of the loss.

Of the 51 participants in our report, only 3 Districts still have flat Wind & Hail deductibles. The other 48 have Wind & Hail Deductibles that are a % of their property values.

In addition to increasing % deductibles, multiple carriers like TASB have increased the scope of their deductible from “Wind & Hail” to “All Weather Perils.” Instead of their % deductible only applying to Wind & Hail, this deductible also would apply to perils such as a Freeze (Ex: Winter Storm Uri in 2021). It is important to gain an understanding of your program’s deductible structure when evaluating your options in 2025.

Please see the exhibit on **page 24** that illustrates a catastrophic hail event and how various deductible structures would apply. It is important when evaluating your Total Cost of Risk (TCOR) to model the financials of your deductible structure and create an accurate picture of your full exposure. There are wind/hail deductible buy-downs available in the marketplace to financially protect insureds in the event of a major wind/hail occurrence. With that said, only one District out of 51 participants currently purchases a deductible buy-down. While buy-downs can provide financial protection, the annual premium is typically expensive. This places an emphasis on working with your broker to determine your District’s risk appetite. Some Districts are taking the approach that with potential savings presented on their program, they want to look to apply those funds towards further financial protection in the form of buy downs.

2025 Marketplace: Status and Forecast

From a market trend perspective, we have observed varying trends depending on the type of insurance marketplace (commercial or pool). To recap, we have seen material reductions throughout the commercial/layered marketplace for Q1 and Q2 of 2025. For single-carrier pools, we anticipate continued volatility on property insurance terms. Most pools are aiming for flat to minimal increases at renewal, but are not predicting significant decreases.

A national wholesaler with a focus on writing property, CRC, released a report on March 25, 2025, stating “Shared and layered placements are seeing expanded lines, carrier consolidation, and improved terms while simultaneously achieving significant rate decreases”. Source: [CRC](#)

Our Public Entity team at RHSB remains hopeful yet cautious about future market conditions. Although we have been able to provide substantial program rate reductions to our clients, our experience tells us that one major storm or weather event in Texas could immediately impact the property insurance market’s outlook. After observing Texas Pools implementing record increases throughout the start of 2024, we interpret this as a market correction to make up for historically lower rates in the past. The data within this report confirms this, as Districts who insure property through TASB have historically paid significantly lower rates than their peers. We anticipate seeing slightly more consistency in renewals going in 2025 – 2026 and as the market stands today would expect to see an average rate decrease overall for our 2026 Benchmark Report.

Conclusion

The property market in Texas has entered a more favorable market cycle, but the future remains unpredictable. Historically, increases in severe weather events and significant decreases in capacity have resulted in higher property insurance rates, premiums, and deductibles for Independent School Districts throughout Texas. With that said, we have finally reached a point of market stabilization and improvement. We acknowledge that with the current constraints on state funding, insurance renewal terms can be shocking and are causing difficult decisions to be made by Administrators and Board Members alike. We strongly advise that you partner with your District's insurance broker or carrier to implement a proactive approach to your insurance renewals and make calculated decisions to maximize your return on investment on your insurance program.

We greatly appreciate all of the Districts who took the time to share their valuable information and participate in this survey and hope you and your District are able to use this information as a tool to help you navigate the ever-challenging property insurance marketplace.

If you would like to schedule some time with our team to walk through the report, please do not hesitate to reach out.

Sincerely,



Allison Nixon, ARM, CSRM
Senior Vice President, Principal



Adam Smith
Vice President, Principal

RHSB 2024 – 2025 Benchmarking Report

Fast Facts

- **51 Districts** participated in this year’s report, representing approximately **\$40 Billion** in Total Insured Values (TIV)
- The average property rate of the report participants is **\$0.33** (per \$100 of TIV). **This represents an 18% increase from last year’s report**, which had an average rate of \$0.28.
- 38 of the 51 Participants (**75%**) have coverage with a single carrier or pool. The average rate for a District with a single carrier is **\$0.33** (per \$100 of TIV). **This is up 31%** from \$0.25 in 2024.
- 13 of the 51 participants (25%) have coverage on a layered program. The average rate for a District with a Layered Program is **0.32** (per \$100 of TIV) – slightly below the overall average of 0.33. **This represents an 8.2% decrease** from \$0.35 in 2024.
Note this is the first year since we started this report in 2018 that the layered program average is lower than the single carrier average
- The 2024-2025 renewal year represented **the lowest increase in premium year over year since the inception of this report at 17%**. This is primarily driven by lower average rate increases from single-carrier pools, an increased demand for commercial layered programs, and simultaneous rate decreases occurring in the commercial marketplace. Additionally, we have more data this year as we have 51 participants vs. 39 participants in 2023.

AVERAGE PREMIUM INCREASE BY YEAR	
2020-2021	33%
2021-2022	23%
2022-2023	28%
2023-2024	41%
2024-2025	17%

Rate and Premium are correlated, but the % increases vary due to the following factors:

- Premium = (TIV/100) * Property Rate
- TIV Increases / Decreases have direct implications on premiums
- Higher / Lower Limits being purchased
- Along with higher / lower deductibles w/ premium implications

- 48 of the 51 participants (92%) have a % Wind-Hail Deductible instead of a flat dollar amount. This represents a substantial increase in comparison to last year’s report, as only 67% of participants had a % Wind & Hail deductible in 2024.
- Of the 3 Districts that still have a named \$ deductible with a maximum occurrence – 1 has their coverage with TASB and 2 have their coverage through TPS.

Property Insurance Analysis

Districts with >\$500M TIV (Total Insured Value)

DISTRICT	TIV	LIMITS	RATE	WIND & HAIL DEDUCTIBLE	ALL-OTHER PERILS DEDUCTIBLE
Lewisville	\$ 2,925,107,906	\$ 500,000,000	0.22	2%, \$250k Minimum	\$ 100,000
Frisco	\$ 2,657,177,603	\$ 500,000,000	0.45	3%, \$1M Minimum	\$ 100,000
Denton	\$ 2,274,695,957	\$ 450,000,000	0.20	3%, \$2.5M Minimum*	\$ 500,000
Garland	\$ 2,189,203,115	\$ 300,000,000	0.27	3% per location	\$ 100,000
Mesquite	\$ 2,183,553,000	\$ 400,000,000	0.15	3%, \$2.5M Minimum*	\$ 250,000
Plano	\$ 1,983,643,595	\$ 500,000,000	0.30	3%, \$100k Minimum	\$ 250,000
Round Rock	\$ 1,946,027,423	Unknown	0.32	2%, \$500k Minimum	\$ 250,000
Mansfield	\$ 1,937,018,603	\$ 500,000,000	0.28	3%, \$1M Minimum	\$ 100,000
Keller	\$ 1,805,152,179	\$ 100,000,000	0.26	3%, \$250k Minimum	\$ 100,000
Grand Prairie	\$ 1,530,824,977	\$ 250,000,000	0.29	2%, \$500k Minimum	\$ 250,000
Richardson	\$ 1,364,990,088	\$ 250,000,000	0.29	2%, \$250k Minimum	\$ 100,000
Carrollton Farmers Branch	\$ 1,257,119,372	\$ 600,000,000	0.33	3%, \$500k Minimum	\$ 250,000
Forney	\$ 1,141,762,489	Unknown	0.34	2%, \$500k Minimum	\$ 250,000
Allen	\$ 1,101,891,182	\$ 200,000,000	0.31	2% per building, \$500k Minimum	\$ 250,000
Rockwall	\$ 1,061,114,069	Unknown	0.35	2%, \$500k Minimum	\$ 250,000
Hays Consolidated	\$ 1,002,107,860	\$ 400,000,000	0.16	2%, \$2.5M Minimum*	\$ 100,000
Hurst-Euless-Bedford	\$ 970,888,530	\$ 300,000,000	0.31	3%, \$100k Minimum	\$ 100,000
Grapevine-Colleyville	\$ 901,600,740	\$ 250,000,000	0.17	2%, \$1M Minimum*	\$ 50,000
Wylie	\$ 851,113,065	\$ 300,000,000	0.34	3%, \$250k Minimum	\$ 50,000
Midlothian	\$ 679,193,824	Unknown	0.38	2%, \$500k Minimum	\$ 250,000
Manor	\$ 635,697,140	Unknown	0.40	2%, \$500k Minimum	\$ 25,000
Dripping Springs	\$ 526,816,000	\$ 350,000,000	0.14	2%, \$1M Minimum*	\$ 50,000
Burleson	\$ 521,142,292	\$ 350,000,000	0.42	2%, \$100k Minimum	\$ 100,000

* These Districts have broadened "Weather" Deductibles (differs from standard Wind & Hail Deductible)

Property Insurance Analysis

Districts with <\$500M TIV (Total Insured Value)

DISTRICT	TIV	LIMITS	RATE	WIND & HAIL DEDUCTIBLE	ALL-OTHER PERILS DEDUCTIBLE
DeSoto	\$ 463,107,959	Unknown	0.36	5%, \$500k Minimum	\$ 250,000
Eanes	\$ 436,213,721	\$ 350,000,000	0.13	2%, \$1M Minimum*	\$ 100,000
Sherman	\$ 414,736,723	\$ 414,736,723	0.38	3%, \$500k Minimum	\$ 100,000
Azle	\$ 399,446,617	\$ 300,000,000	0.16	\$ 1,000,000*	\$ 100,000
Seguin	\$ 380,307,259	\$ 300,000,000	0.14	2%, \$1M Minimum*	\$ 100,000
Cleburne	\$ 359,081,831	\$ 359,081,831	0.33	2%, \$500k Minimum	\$ 100,000
Community	\$ 334,929,302	\$ 334,929,302	0.43	1%, \$500k Minimum	\$ 100,000
Joshua	\$ 322,585,986	Unknown	0.39	2%, \$500k Minimum	\$ 250,000
Corsicana	\$ 313,802,783	Unknown	0.39	2%, \$500k Minimum	\$ 250,000
White Settlement	\$ 278,964,257	\$ 280,312,227	0.24	1%, \$500k Minimum	\$ 200,000
Marshall	\$ 269,707,184	\$ 150,000,000	0.44	2%, \$500k Minimum	\$ 50,000
Godley	\$ 249,509,999	Unknown	0.40	2%, \$250k Minimum	\$ 10,000
Greenville	\$ 234,784,604	\$ 234,784,604	0.47	2%, \$500k Minimum	\$ 100,000
Springtown	\$ 188,958,009	Unknown	0.36	2%, \$500k Minimum	\$ 250,000
Gainesville	\$ 185,178,313	\$ 100,000,000	0.32	1%, \$500k Minimum*	\$ 50,000
Burkburnett	\$ 179,810,988	Unknown	0.46	2.1%, \$500k Minimum	\$ 10,000
Sulphur Springs	\$ 177,858,898	\$ 50,000,000	0.32	2% or 5%, \$500k Minimum	\$ 100,000
Van Alstyne	\$ 176,789,185	\$ 176,789,185	0.34	\$ 500,000	\$ 100,000
Chapel Hill	\$ 161,115,502	Unknown	0.41	2%, \$500k Minimum	\$ 25,000
Quinlan	\$ 140,471,812	\$ 140,471,812	0.19	2%, \$500k Minimum*	\$ 50,000
Sunnyvale	\$ 138,974,315	Unknown	0.42	2%, \$500k Minimum	\$ 25,000
Brownsboro	\$ 136,098,976	Unknown	0.44	2%, \$500k Minimum	\$ 100,000
Gatesville	\$ 134,935,213	Unknown	0.35	2%, \$500k Minimum	\$ 10,000
Brock	\$ 110,337,216	\$ 110,337,216	0.38	2%, \$500k Minimum	\$ 10,000
Palmer	\$ 100,151,436	\$ 100,151,436	0.39	\$ 500,000	\$ 100,000
Arp	\$ 78,320,790	Unknown	0.43	2% per building, \$500k minimum	\$ 10,000
S&S Consolidated	\$ 67,527,614	\$ 67,527,614	0.27	2%, \$250k Minimum*	\$ 25,000
Ballinger	\$ 66,646,600	\$ 66,646,600	0.59	2%, \$500k Minimum	\$ 25,000

* These Districts have broadened "Weather" Deductibles (differs from standard Wind & Hail Deductible)

Limit to TIV Ratio Breakdown

Districts with >\$500M TIV (Total Insured Value)

DISTRICT	TIV	LIMIT	LIMIT AS A % OF TIV
Lewisville	\$ 2,925,107,906	\$ 500,000,000	17%
Frisco	\$ 2,657,177,603	\$ 500,000,000	19%
Denton	\$ 2,274,695,957	\$ 450,000,000	20%
Garland	\$ 2,189,203,115	\$ 300,000,000	14%
Mesquite	\$ 2,183,553,000	\$ 400,000,000	18%
Plano	\$ 1,983,643,595	\$ 500,000,000	25%
Round Rock	\$ 1,946,027,423	Unknown	N/A
Mansfield	\$ 1,937,018,603	\$ 500,000,000	26%
Keller	\$ 1,805,152,179	\$ 100,000,000	6%
Grand Prairie	\$ 1,530,824,977	\$ 250,000,000	16%
Richardson	\$ 1,364,990,088	\$ 250,000,000	18%
Carrollton Farmers Branch	\$ 1,257,119,372	\$ 600,000,000	48%
Forney	\$ 1,141,762,489	Unknown	N/A
Allen	\$ 1,101,891,182	\$ 200,000,000	18%
Rockwall	\$ 1,061,114,069	Unknown	N/A
Hays Consolidated	\$ 1,002,107,860	\$ 400,000,000	40%
Hurst-Euless-Bedford	\$ 970,888,530	\$ 300,000,000	31%
Grapevine-Colleyville	\$ 901,600,740	\$ 250,000,000	28%
Wylie	\$ 851,113,065	\$ 300,000,000	35%
Midlothian	\$ 679,193,824	Unknown	N/A
Manor	\$ 635,697,140	Unknown	N/A
Dripping Springs	\$ 526,816,000	\$ 350,000,000	66%
Burleson	\$ 521,142,292	\$ 350,000,000	67%

Limit to TIV Ratio Breakdown

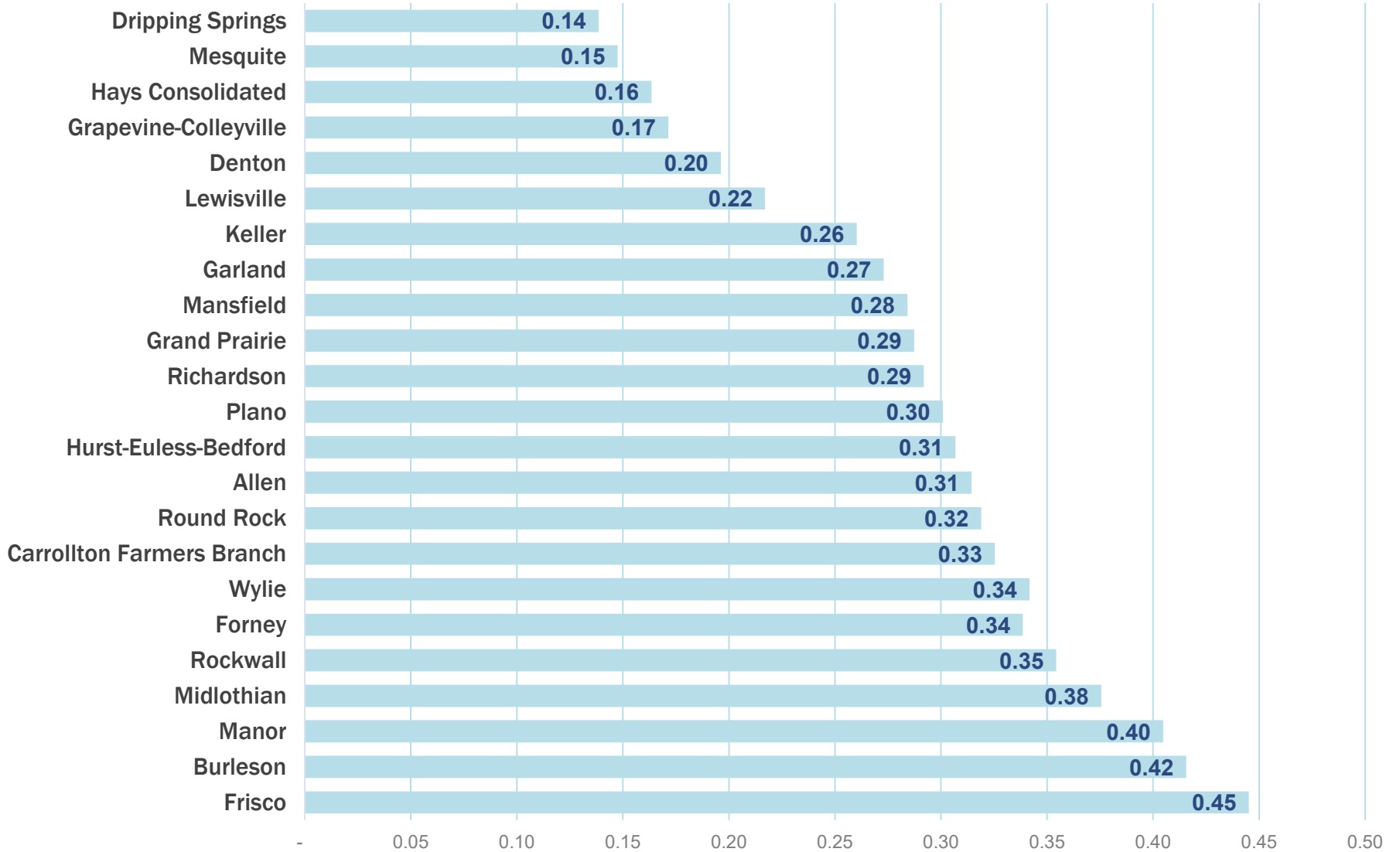
Districts with <\$500M TIV (Total Insured Value)

DISTRICT	TIV	LIMIT	LIMIT AS A % OF TIV
DeSoto	\$ 463,107,959	Unknown	N/A
Eanes	\$ 436,213,721	\$ 350,000,000	80%
Sherman	\$ 414,736,723	\$ 414,736,723	100%
Azle	\$ 399,446,617	\$ 300,000,000	75%
Seguin	\$ 380,307,259	\$ 300,000,000	79%
Cleburne	\$ 359,081,831	\$ 359,081,831	100%
Community	\$ 334,929,302	\$ 334,929,302	100%
Joshua	\$ 322,585,986	Unknown	N/A
Corsicana	\$ 313,802,783	Unknown	N/A
White Settlement	\$ 278,964,257	\$ 278,964,257	100%
Marshall	\$ 269,707,184	\$ 150,000,000	56%
Godley	\$ 249,509,999	Unknown	N/A
Greenville	\$ 234,784,604	\$ 234,784,604	100%
Springtown	\$ 188,958,009	Unknown	N/A
Gainesville	\$ 185,178,313	\$100,000,000	54%
Burkburnett	\$ 179,810,988	Unknown	N/A
Sulphur Springs	\$ 177,858,898	\$ 50,000,000	28%
Van Alstyne	\$ 176,789,185	\$ 176,789,185	100%
Chapel Hill	\$ 161,115,502	Unknown	N/A
Quinlan	\$ 140,471,812	\$ 140,471,812	100%
Sunnyvale	\$ 138,974,315	Unknown	N/A
Brownsboro	\$ 136,098,976	Unknown	N/A
Gatesville	\$ 134,935,213	Unknown	N/A
Brock	\$ 110,337,216	\$ 110,337,216	100%
Palmer	\$ 100,151,436	\$ 100,151,436	100%
Arp	\$ 78,320,790	Unknown	N/A
S&S Consolidated	\$ 67,527,614	\$ 67,527,614	100%
Ballinger	\$ 66,646,600	\$ 66,646,600	100%

Property Rate Comparison

Districts with >\$500M TIV (Total Insured Value) | Property Rate per \$100 of Insured Value

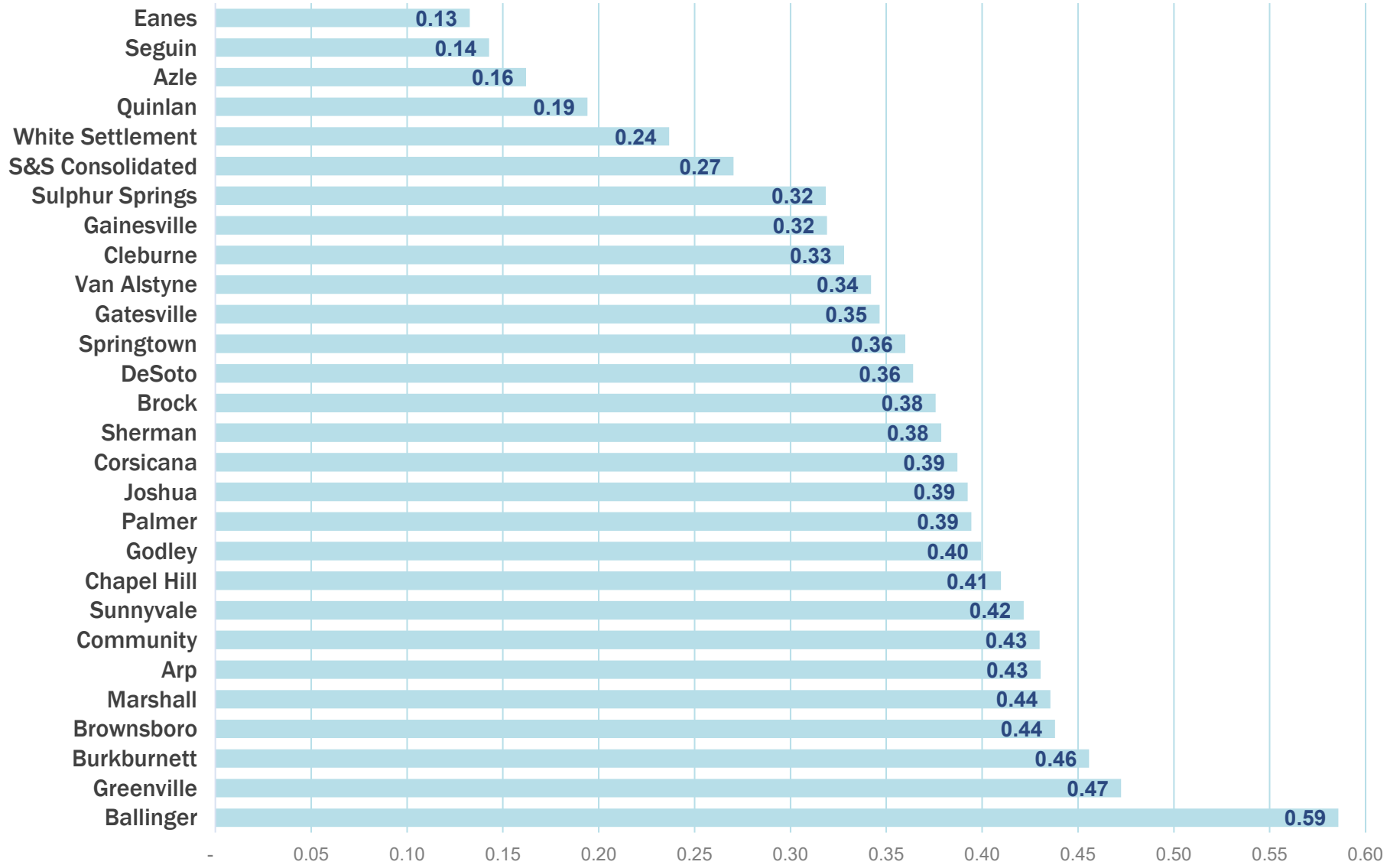
Average Rate: **0.29**



Property Rate Comparison

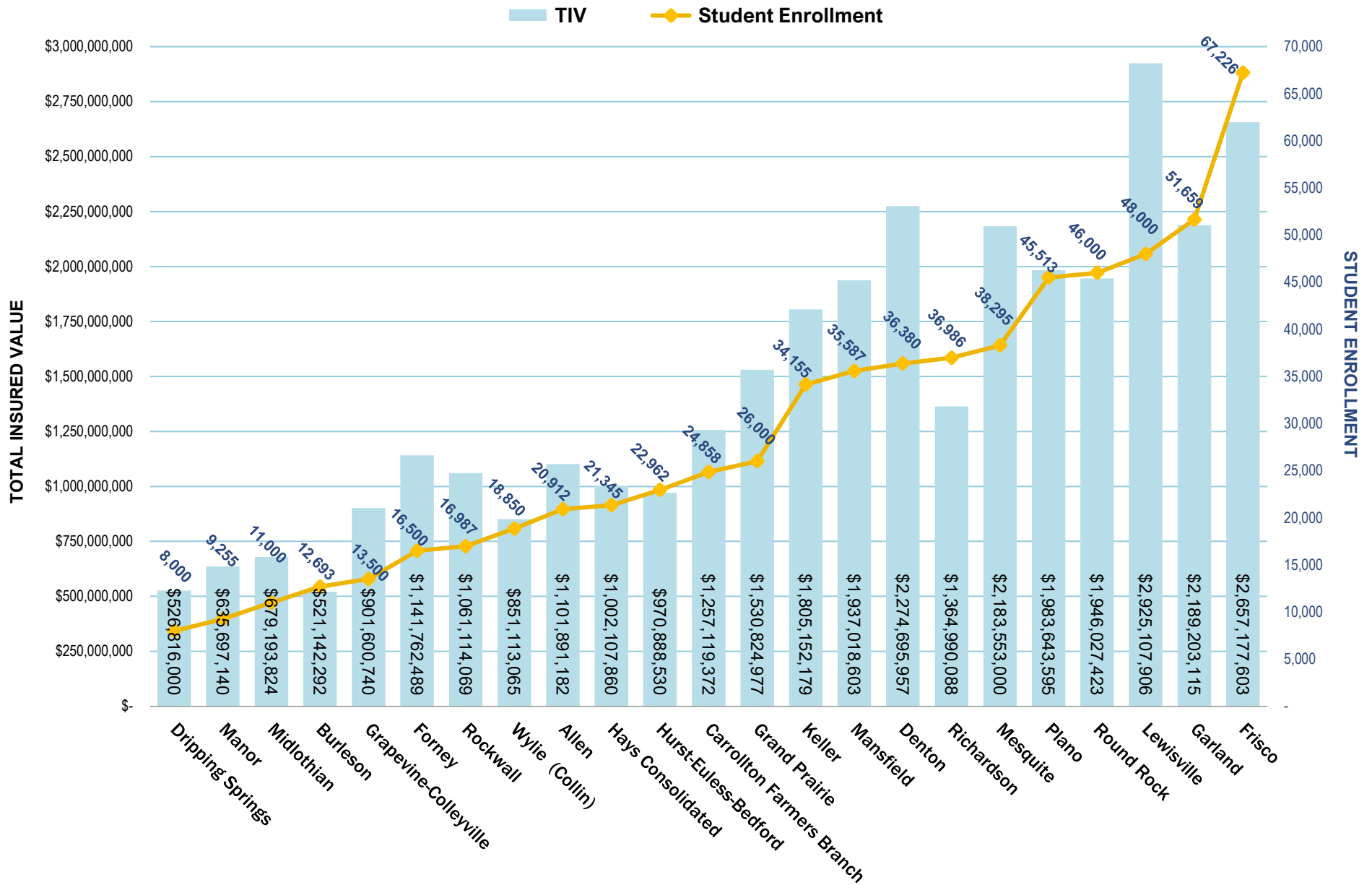
Districts with <\$500M TIV (Total Insured Value) | Property Rate per \$100 of Insured Value

Average Rate: **0.35**



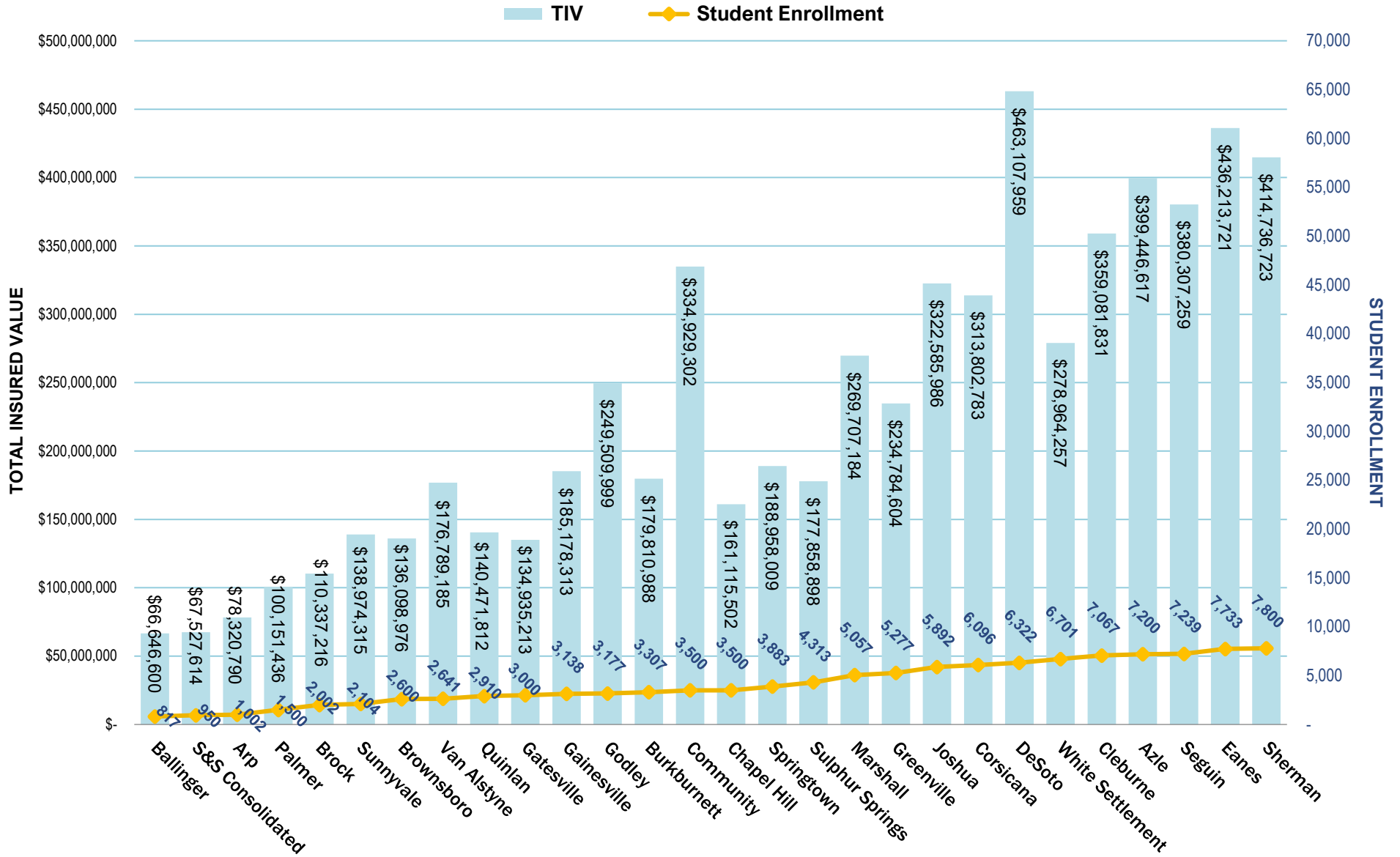
Total Insured Value Ordered by Student Enrollment

Districts with >\$500M TIV (Total Insured Value) | Property Rate per \$100 of Insured Value



Total Insured Value Ordered by Student Enrollment

Districts with <\$500M TIV (Total Insured Value) | Property Rate per \$100 of Insured Value



Program Structure – Single Carrier

Average Rate for Districts with Single Carrier: **0.33**

DISTRICT	CARRIER	RATE	TIV
Ballinger	PEAT	0.59	\$ 66,646,600
Greenville	TPS	0.47	\$ 234,784,604
Burkburnett	PCAT	0.46	\$ 179,810,988
Brownsboro	PCAT	0.44	\$ 136,098,976
Arp	PCAT	0.43	\$ 78,320,790
Community	TPS	0.43	\$ 334,929,302
Sunnyvale	PCAT	0.42	\$ 138,974,315
Chapel Hill	PCAT	0.41	\$ 161,115,502
Manor	PCAT	0.40	\$ 635,697,140
Godley	PCAT	0.40	\$ 249,509,999
Palmer	TPS	0.39	\$ 100,151,436
Joshua	PCAT	0.39	\$ 322,585,986
Corsicana	PCAT	0.39	\$ 313,802,783
Sherman	TPS	0.38	\$ 414,736,723
Brock	PCAT	0.38	\$ 110,337,216
Midlothian	PCAT	0.38	\$ 679,193,824
DeSoto	PCAT	0.36	\$ 463,107,959
Springtown	PCAT	0.36	\$ 188,958,009
Rockwall	PCAT	0.35	\$ 1,061,114,069
Gatesville	PCAT	0.35	\$ 134,935,213
Van Alstyne	TPS	0.34	\$ 176,789,185
Forney	PCAT	0.34	\$ 1,141,762,489
Cleburne	TPS	0.33	\$ 359,081,831
Carrollton Farmers Branch	TPS	0.33	\$ 1,257,119,372
Gainesville	RMC of Texas	0.32	\$ 185,178,313
Round Rock	PCAT	0.32	\$ 1,946,027,423
Allen	PCAT	0.31	\$ 1,101,891,182
S&S Consolidated	TASB	0.27	\$ 67,527,614
White Settlement	TPS	0.24	\$ 278,964,257
Denton	TASB	0.20	\$ 2,274,695,957
Quinlan	TASB	0.19	\$ 140,471,812
Grapevine-Colleyville	TASB	0.17	\$ 901,600,740
Hays Consolidated	TASB	0.16	\$ 1,002,107,860
Azle	TASB	0.16	\$ 399,446,617
Mesquite	TASB	0.15	\$ 2,183,553,000
Seguin	TASB	0.14	\$ 380,307,259
Dripping Springs	TASB	0.14	\$ 526,816,000
Eanes	TASB	0.13	\$ 436,213,721

Program Structure – Multi-Layered Program

Average Rate for Districts on a Multi-Layered Program: **0.32**

DISTRICT	TOTAL CARRIERS	PRIMARY CARRIER(S)	RATE	LIMIT	TIV
Frisco	29	Multiple (Layered)	0.45	\$ 500,000,000	\$ 2,657,177,603
Marshall	8	Multiple (Layered)	0.44	\$ 150,000,000	\$ 269,707,184
Burleson	16	Multiple (Layered)	0.42	\$ 350,000,000	\$ 521,142,292
Wylie (Collin)	22	Multiple (Layered)	0.34	\$ 300,000,000	\$ 851,113,065
Sulphur Springs	8	Multiple (Layered)	0.32	\$ 50,000,000	\$ 177,858,898
Hurst-Euless-Bedford	19	Multiple (Layered)	0.31	\$ 300,000,000	\$ 970,888,530
Plano	11	Multiple (Layered)	0.30	\$ 500,000,000	\$ 1,983,643,595
Richardson	18	Beazley	0.29	\$ 250,000,000	\$ 1,364,990,088
Grand Prairie	24	StarStone	0.29	\$ 250,000,000	\$ 1,530,824,977
Mansfield	5	Travelers	0.28	\$ 500,000,000	\$ 1,937,018,603
Garland	41	Lexington	0.27	\$ 300,000,000	\$ 2,189,203,115
Keller	14	Multiple (Layered)	0.26	\$ 100,000,000	\$ 1,805,152,179
Lewisville	37	Multiple (Layered)	0.22	\$ 500,000,000	\$ 2,925,107,906

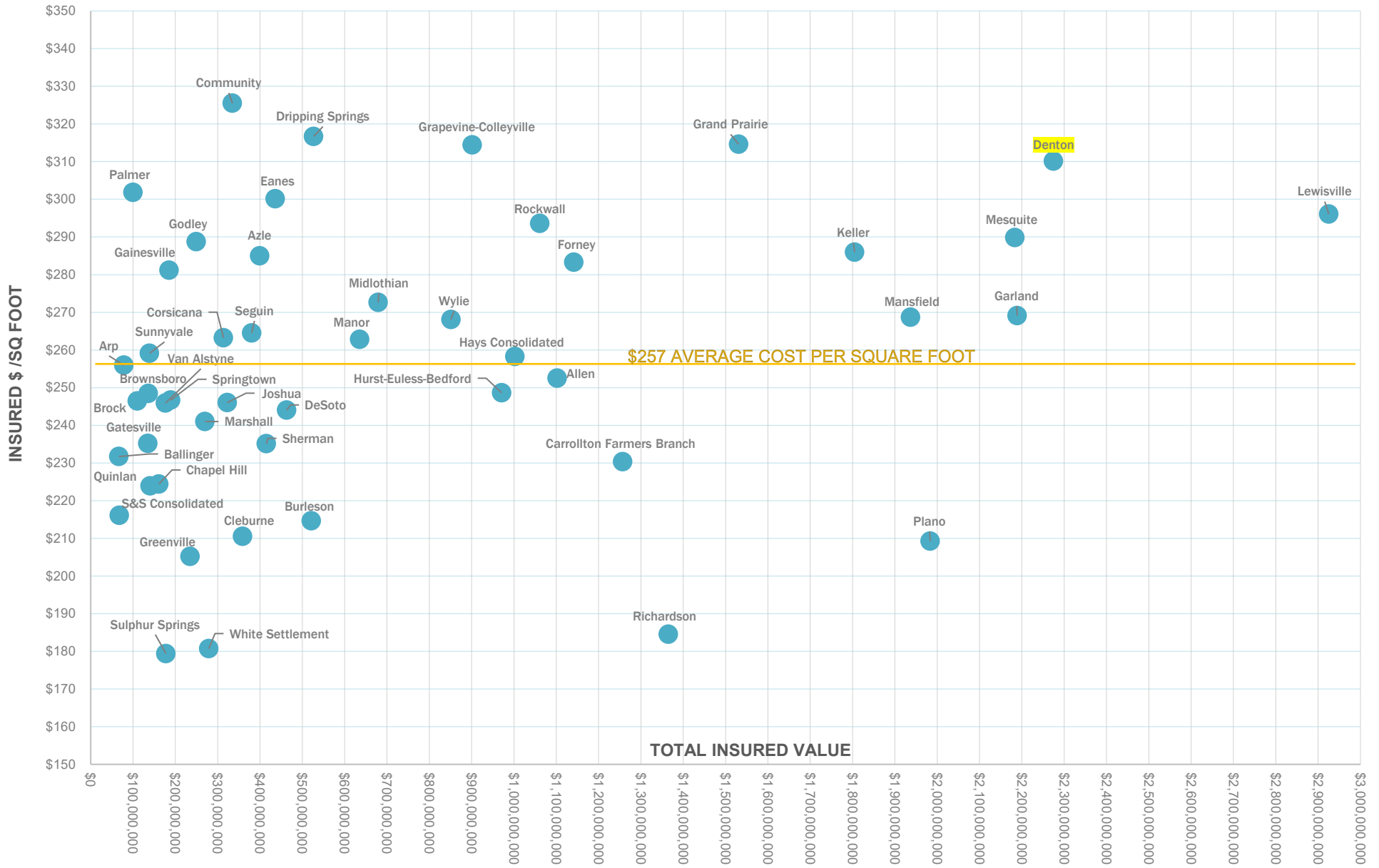
Insured \$ per Square Foot

Average Insured \$ per Square Foot: **\$257**

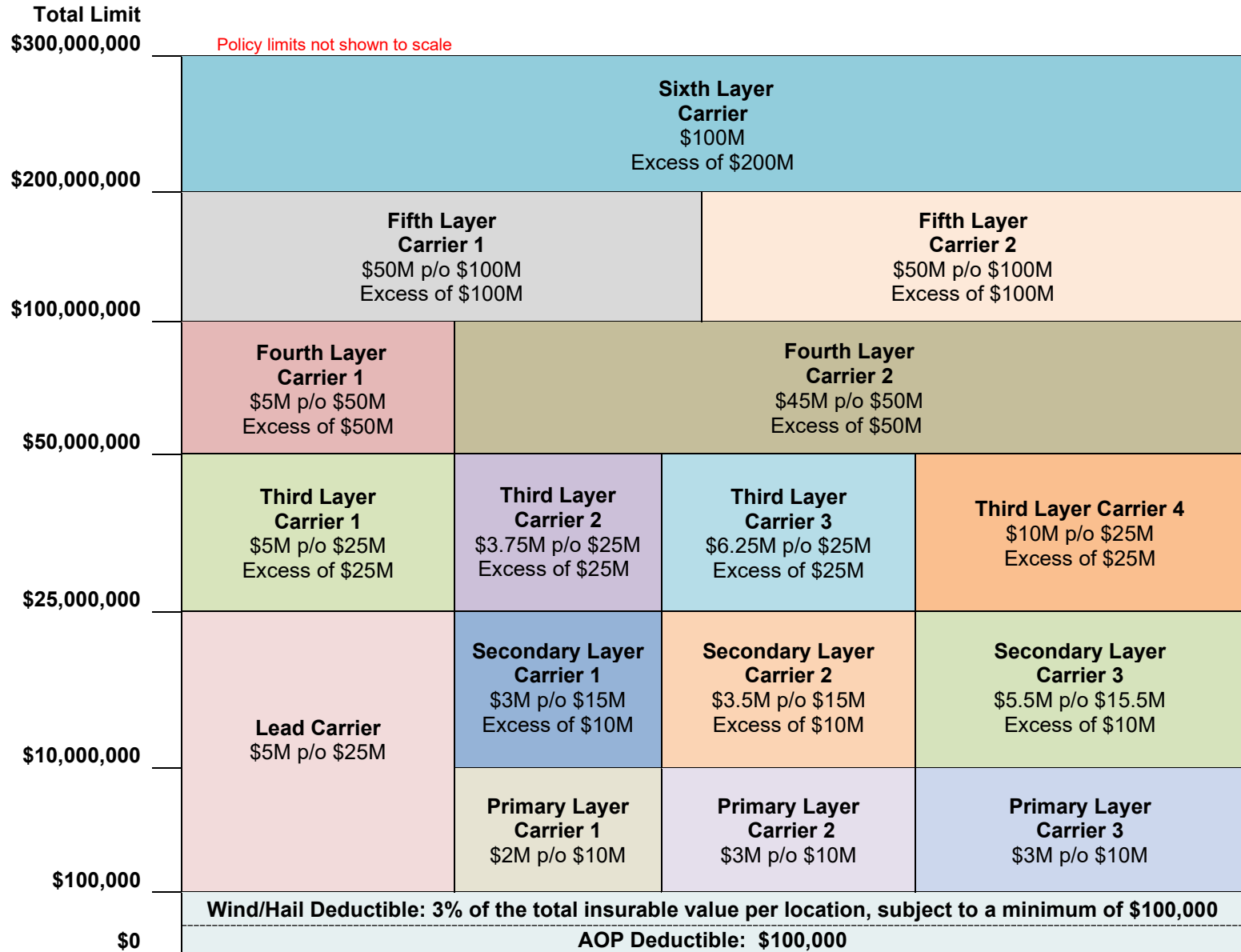
DISTRICT	TIV	TOTAL SQUARE FOOTAGE	INSURED \$ / SQUARE FOOT
Community	\$ 334,929,302	1,028,602	\$ 326
Dripping Springs	\$ 526,816,000	1,663,493	\$ 317
Grand Prairie	\$ 1,530,824,977	4,865,576	\$ 315
Grapevine-Colleyville	\$ 901,600,740	2,867,018	\$ 314
Denton	\$ 2,274,695,957	7,334,257	\$ 310
Palmer	\$ 100,151,436	331,815	\$ 302
Eanes	\$ 436,213,721	1,453,331	\$ 300
Lewisville	\$ 2,925,107,906	9,878,528	\$ 296
Rockwall	\$ 1,061,114,069	3,614,080	\$ 294
Mesquite	\$ 2,183,553,000	7,533,096	\$ 290
Godley	\$ 249,509,999	864,009	\$ 289
Keller	\$ 1,805,152,179	6,312,942	\$ 286
Azle	\$ 399,446,617	1,401,456	\$ 285
Forney	\$ 1,141,762,489	4,030,142	\$ 283
Gainesville	\$ 185,178,313	658,528	\$ 281
Midlothian	\$ 679,193,824	2,491,315	\$ 273
Garland	\$ 2,189,203,115	8,134,601	\$ 269
Mansfield	\$ 1,937,018,603	7,209,038	\$ 269
Wylie	\$ 851,113,065	3,174,560	\$ 268
Seguin	\$ 380,307,259	1,437,574	\$ 265
Corsicana	\$ 313,802,783	1,191,932	\$ 263
Manor	\$ 635,697,140	2,418,704	\$ 263
Sunnyvale	\$ 138,974,315	536,297	\$ 259
Hays Consolidated	\$ 1,002,107,860	3,879,991	\$ 258
Arp	\$ 78,320,790	306,004	\$ 256
Allen	\$ 1,101,891,182	4,363,068	\$ 253
Hurst-Euless-Bedford	\$ 970,888,530	3,904,832	\$ 249
Brownsboro	\$ 136,098,976	547,776	\$ 248
Springtown	\$ 188,958,009	765,993	\$ 247
Brock	\$ 110,337,216	447,693	\$ 246
Joshua	\$ 322,585,986	1,311,160	\$ 246
Van Alstyne	\$ 176,789,185	718,934	\$ 246
DeSoto	\$ 463,107,959	1,897,716	\$ 244
Marshall	\$ 269,707,184	1,119,031	\$ 241
Gatesville	\$ 134,935,213	573,668	\$ 235
Sherman	\$ 414,736,723	1,763,859	\$ 235
Ballinger	\$ 66,646,600	287,621	\$ 232
Carrollton Farmers Branch	\$ 1,257,119,372	5,457,046	\$ 230
Chapel Hill	\$ 161,115,502	717,927	\$ 224
Quinlan	\$ 140,471,812	627,300	\$ 224
S&S Consolidated	\$ 67,527,614	312,446	\$ 216
Burleson	\$ 521,142,292	2,427,563	\$ 215
Cleburne	\$ 359,081,831	1,705,356	\$ 211
Plano	\$ 1,983,643,595	9,480,166	\$ 209
Greenville	\$ 234,784,604	1,144,179	\$ 205
Richardson	\$ 1,364,990,088	7,396,407	\$ 185
White Settlement	\$ 278,964,257	1,543,840	\$ 181
Sulphur Springs	\$ 177,858,898	991,368	\$ 179

Insured \$ per Square Foot

Average Insured \$ per Square Foot: \$257



Property Tower Example



Wind/Hail Deductible Scenarios

BUILDING	TOTAL INSURED VALUE	SAMPLE LOSS (ONE OCCURRENCE)	\$1M	1% OF TIV	2% OF TIV	2% OF TIV	3% OF TIV
			PER OCCURRENCE	PER LOCATION	PER LOCATION, MAXIMUM \$10M	PER LOCATION	PER LOCATION
			DEDUCTIBLE	DEDUCTIBLE	DEDUCTIBLE	DEDUCTIBLE	DEDUCTIBLE
High School #1	\$ 65,613,743	\$ 4,500,000	\$ 1,000,000	\$ 656,137.43	\$ 1,312,274.86	\$ 1,312,274.86	\$ 1,968,412.29
High School #2	\$ 63,393,893	\$ 8,500,000	Included	\$ 633,938.93	\$ 1,267,877.86	\$ 1,267,877.86	\$ 1,901,816.79
High School #3	\$ 89,962,217	\$ 6,000,000	Included	\$ 899,622.17	\$ 1,799,244.34	\$ 1,799,244.34	\$ 2,698,866.51
High School #4	\$ 95,661,646	\$11,048,000	Included	\$ 956,616.46	\$ 1,913,232.92	\$ 1,913,232.92	\$ 2,869,849.38
Admin Building	\$ 27,355,054	\$ 2,100,000	Included	\$ 273,550.54	\$ 547,101.08	\$ 547,101.08	\$ 820,651.62
Career Tech Campus	\$ 35,554,000	\$ 5,000,000	Included	\$ 355,540.00	\$ 711,080.00	\$ 711,080.00	\$ 1,066,620.00
Middle School #1	\$ 25,280,000	\$ 2,000,000	Included	\$ 252,800.00	\$ 505,600.00	\$ 505,600.00	\$ 758,400.00
Middle School #2	\$ 25,160,000	\$ 3,112,000	Included	\$ 251,600.00	\$ 503,200.00	\$ 503,200.00	\$ 754,800.00
Middle School #3	\$ 23,836,140	\$ 1,600,000	Included	\$ 238,361.40	\$ 476,722.80	\$ 476,722.80	\$ 715,084.20
Elementary #1	\$ 18,594,277	\$ 1,100,000	Included	\$ 185,942.77	\$ 371,885.54	\$ 371,885.54	\$ 557,828.31
Elementary #2	\$ 15,838,140	\$ 800,000	Included	\$ 158,381.40	\$ 316,762.80	\$ 316,762.80	\$ 475,144.20
Elementary #3	\$ 17,276,928	\$ 950,000	Included	\$ 172,769.28	\$ 275,017.80	\$ 345,538.56	\$ 518,307.84
\$ 503,526,038		\$ 46,710,000.00					
* 2% would be \$345,538.56, but we subtracted \$70,520.76 as this exceeded the \$10M maximum aggregate							
Total W/H Deductible Spend			\$ 1,000,000.00	\$ 5,035,260.38	\$ 10,000,000.00	\$10,070,520.76	\$ 15,105,781.14
Premium			\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,000.00
Total Amount Spent			\$ 2,000,000.00	\$ 6,035,260.38	\$ 11,000,000.00	\$ 11,070,520.76	\$ 16,105,781.14

* \$1,000,000 was used as the premium amount for example purposes only.

RHSB Public Entity, Educational Institution, & Non-Profit Sector

Public entities, educational institutions and non-profit organizations face a host of challenging realities in today's demanding legal landscape—unique environments and challenges, budget constraints, increasing cyber risks and evolving exposures. You can depend on RHSB team members to act not only as your partner, but also as your advocate, as we work with you to assess your business and risk management objectives and strategies, and design a program built on finding appropriate solutions to meet these goals.

RHSB public entity / non-profit team members offer a wide variety of technical and industry knowledge along with experience to develop successful solutions for:

PROPERTY & CASUALTY

General Liability, Auto Liability, Umbrella / Excess Liability, Cyber Security, School Crisis, Environmental, and Property

WORKERS' COMPENSATION

Both fully funded and self-funded programs including coordination with claims and medical management third party administrators, and medical provider data analytics

MANAGEMENT LIABILITY

Educators Legal, Sexual Misconduct, Public Officials, Law Enforcement, Directors & Officers, Employment Practices Liability, Fiduciary, and Crime

EMPLOYEE BENEFITS

Group and voluntary benefit plans

ANALYTICAL AND BENCHMARKING TOOLS

Determine appropriate limits and retentions

CLAIMS AND SAFETY/LOSS CONTROL

Dedicated claims advocate to oversee and coordinate claims and safety services

VIOLENT MALICIOUS ACTS (VMA) INSURANCE

Insures a broadly defined Extra Expense for entities that suffer an attack causing injury or death on site, regardless of any physical damage.

RHSB Overview

Local Roots, Global Reach

Roach Howard Smith & Barton (RHSB) is an independent insurance broker providing insurance solutions to companies, families, and individuals for over 80 years. We are the North Texas Partner of Assurex Global, the world's largest privately held risk management and insurance brokerage group. The firm maintains its roots in Dallas and Fort Worth, with offices in both cities offering a robust suite of services to businesses, families, and individuals. These offerings encompass a wide range of insurance solutions, risk management strategies, and employee benefit plans, serving clients locally, nationally, and globally. RHSB's commitment to community and client-first service continues to be the cornerstone of its success and reputation.

Protection is our Passion.

It is that passion that drives us harder to serve our clients better and provide you with the greatest value possible. Our dedication shines through in every interaction, whether we're assessing your business risks, exploring industry-specific international insurance options, assisting you through the claims process, or offering insights on rental car coverage.

Mission & Core Values

Our mission is to passionately understand and protect our clients' assets, interests, and dreams.

The core values that guide RHSB's operations include:

INTEGRITY | INNOVATION | STEWARDSHIP | COLLABORATION | EXCELLENCE

These principles ensure honesty and transparency in dealings, foster new ideas to solve problems, manage needs diligently, engage in inspiring collaboration, and perform at a level that exceeds client expectations.

Independently Owned

As an independent broker, we work with all carriers for your benefit, not the whims of Wall Street. We are committed to remaining independent, as this allows us to put our clients' needs first. No insurance carrier, bank, or private equity group has ever held an equity position in RHSB. We successfully perpetuated our firm from the founders to the current 21 shareholders who own 100% of the stock and are actively involved in the day-to-day operations. Our Team Leaders are shareholders with significant investments because we believe that an ownership interest helps put the focus on winning and retaining clients by providing superior service as opposed to meeting quarterly profit projections and serving Wall Street.

Leveraging a World of Insurance Resources.

As the North Texas Partner of Assurex Global, the world's largest privately held risk management and insurance brokerage group, RHSB has access to a global network of respected Partners which provides depth of insurance knowledge, advice, and assistance. Membership is regionally exclusive and based on market position, longevity, and approach to customer service. All partners are owner-managed and independently owned and operated.

Assurex Global



Assurex Global Partner

Founded in 1954, Assurex Global is the world's largest privately held, commercial insurance, risk management, and employee benefits brokerage group. An exclusive partnership of the most prominent independent insurance agents, brokers, and technical specialists in the world where the partners undergo an intensive evaluation process to assess their capability levels. Assurex Global's combination of local expertise and global reach helps you navigate the changing insurance landscape with confidence. *RHSB CEO Tom Hughston serves on the Assurex Global Board of Directors.*

Assurex Global consists of just over **100+ Partner firms** with **730+ offices** in **175 Countries** and has over **\$46B annual premium volume** and over **\$4.9B annual revenue volume**.



Source: *Business Insurance*, July 2024; Assurex Global figures provided by Assurex Global

Benefits of Working with an Assurex Global Partner



Independent Firms. All Assurex Global Partners are independently owned and therefore entrepreneurial in their approach to service their clients. Decisions get made. Responsiveness is a core value. We are free to act in your best interest; we make it work for you.



Servicing Locally, Reaching Globally. With our worldwide Partnership, collaboration tools, and communications infrastructure, all Assurex Global Partners are capable of servicing your accounts across the globe with equal precision and localized service.



Connected for your Benefit. Due to its collective bargaining power and 60+ year history with carriers and industry influencers, you receive the benefits of cost-efficient pricing and best fit product offerings from an Assurex Global Partner firm.



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RHSB Public Entity, Educational Institution, & Non-Profit

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