

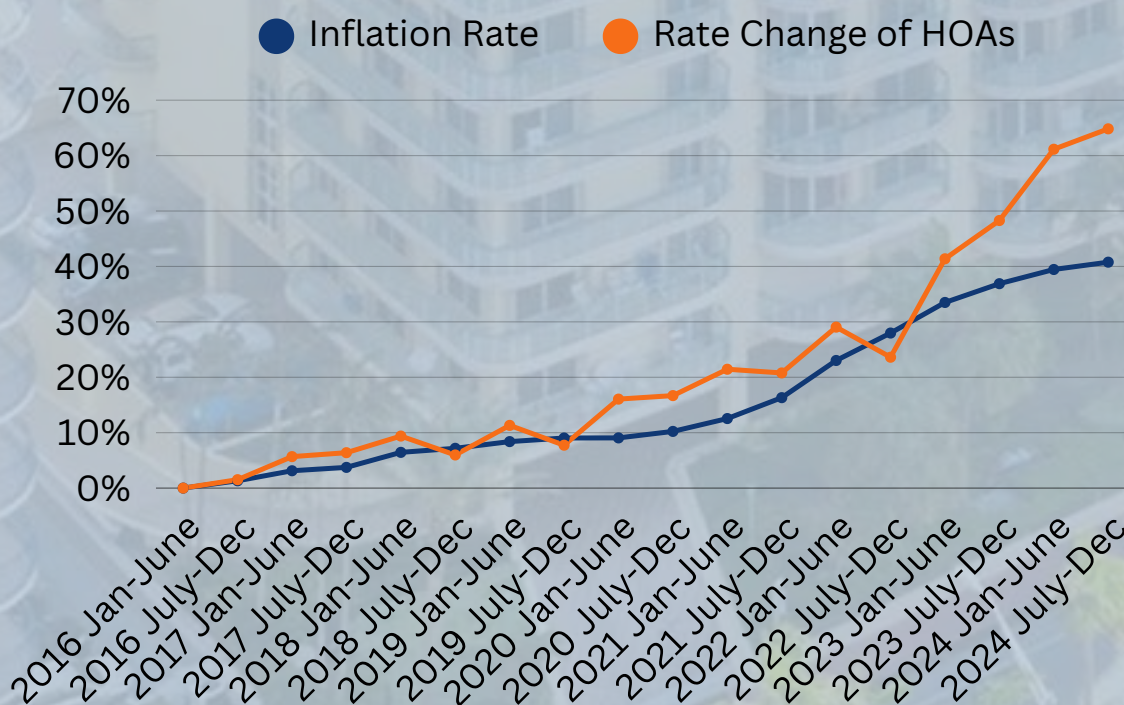
POST CHAMPLAIN TOWERS COLLAPSE AND CONDO ASSOCIATION FEES IN MIAMI-DADE COUNTY

Condominiums, which make up approximately 28% of Florida's housing stock, are facing growing challenges, including rising insurance premiums and the effects of new legislation passed after the tragic collapse of Surfside's Champlain Towers on June 24, 2021, which claimed 98 lives. In response, SB 4D was enacted on May 26, 2022, mandating stricter inspection and HOA budgeting rules, particularly for condos three stories or higher. These changes, required to be implemented by December 31, 2024, are already impacting condo owners.

MEDIAN HOA FEES OF CONDOS SOLD BETWEEN 2016-2024



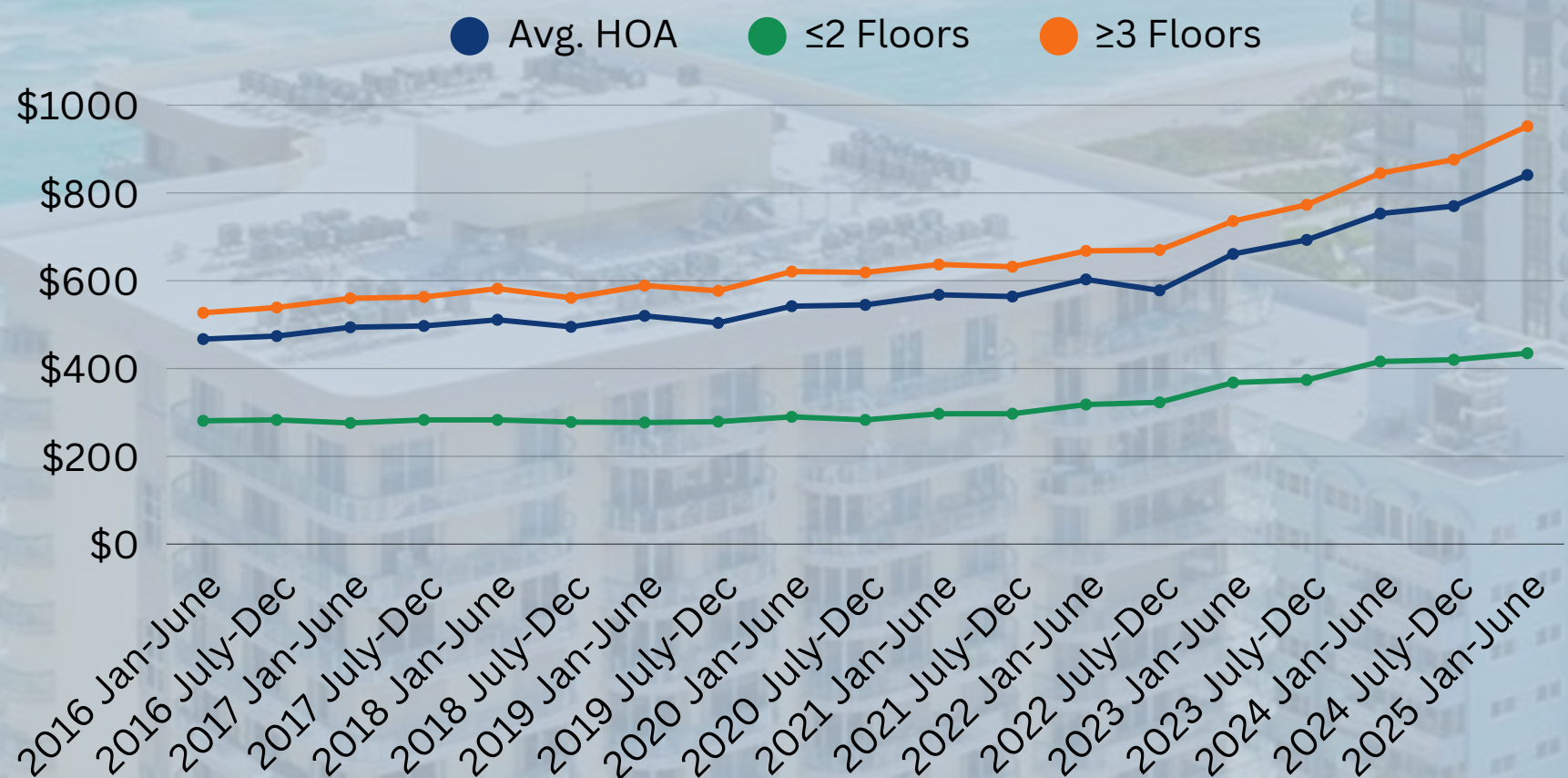
**CUMMULATIVE CPI INFLATION TO AVERAGE HOA FEES
RATE CHANGE SINCE 2016**



- Median Condominium HOA Fees in MDC have increased by 70.7% since 2016.
- Since 2020, HOA Fees were already increasing above inflation rates possibly due to increases in insurance premiums.
- However, since July 2022 HOA fees have increased at a significantly higher rate than inflation.

BREAKING DOWN HOA FEES BY BUILDING FLOOR TYPE

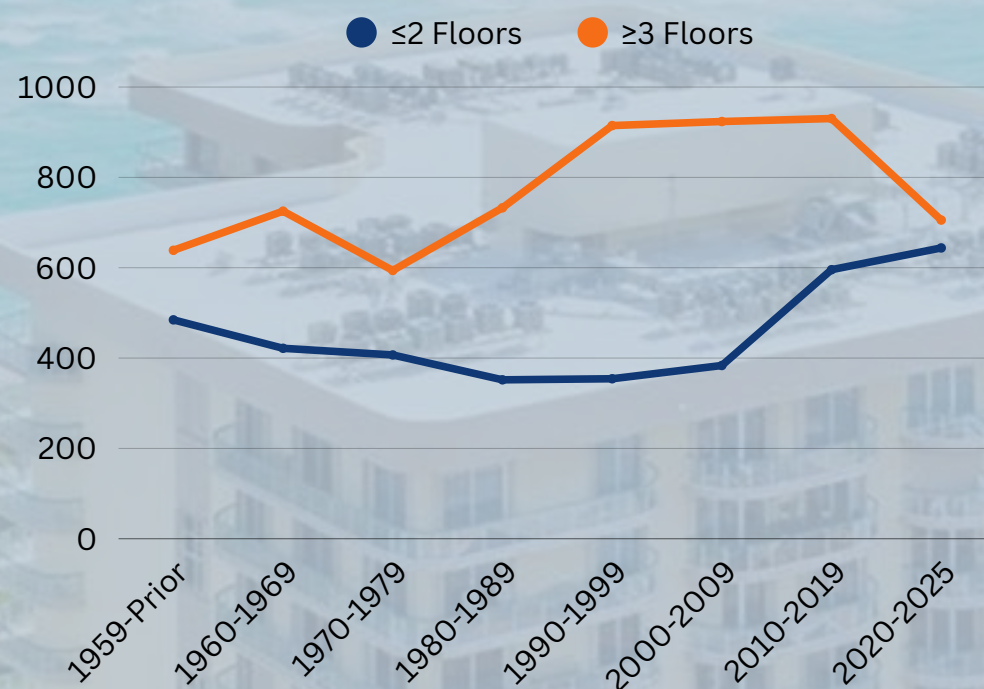
AVERAGE HOA MONTHLY FEES JAN 2016- JUNE 2025



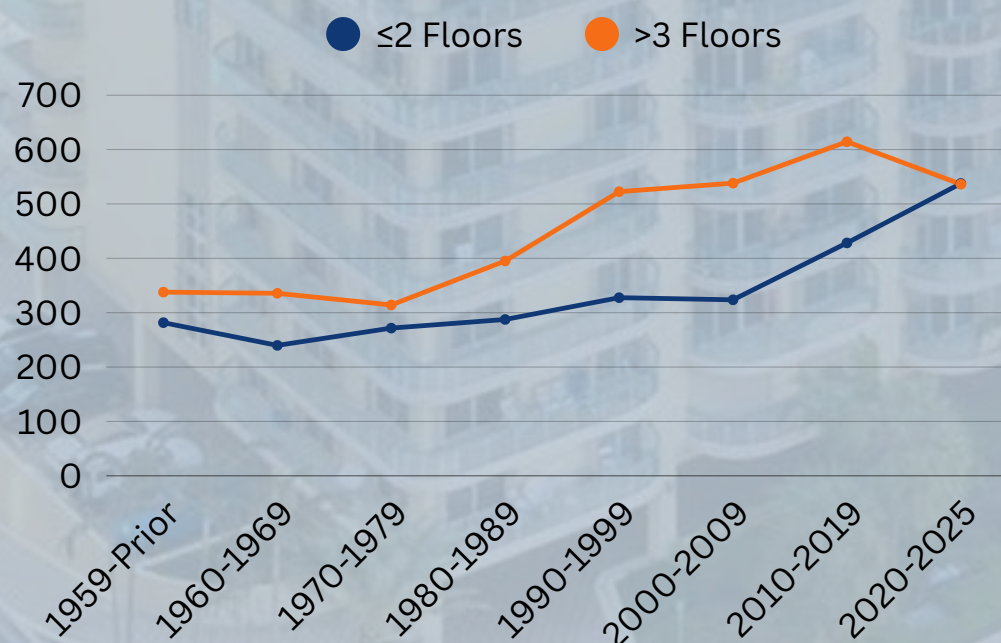
- Overall, condominiums with 3 floors or more have significantly higher HOA fees than those with 2 floors or less.
- In fact, between the second half of 2022 and the first half of 2025, HOA fees for condominiums with 3 floors or more increased by 42.1% compared to only 16.3% for condos with 2 floors or fewer floors.

BREAKING DOWN HOA FEES BY YEARS OF CONSTRUCTION

AVERAGE HOA FEES OF CONDOS SOLD 2022- 2025 BY YEAR OF CONSTRUCTION AND FLOOR TYPE



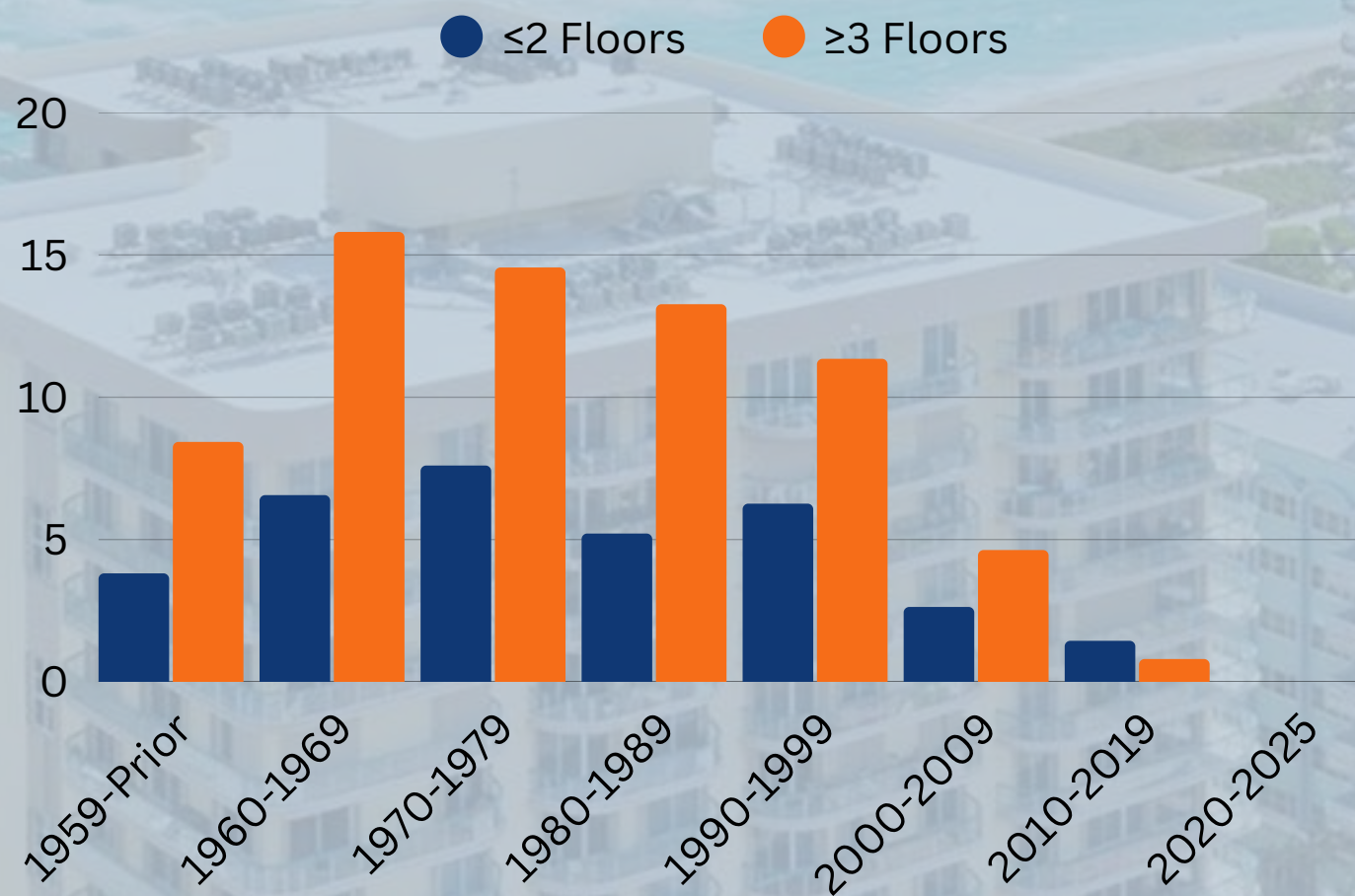
AVERAGE SALES PRICE FOR CONDOS SOLD 2022- 2025 BY YEAR OF CONSTRUCTION



- HOA fees were highest for condominiums with 3 floors or higher built between 1990 and 2019 which may be partially due to more amenities offered in these newer constructions.
- Condos 3 floors or higher built between 1990 and 2019 also had higher selling prices.
- Newer construction between 2020 and 2025 saw HOA decreases on average which is expected due to various factors including deferred maintenance or developers keeping fees low to incentivize sales.

BREAKING DOWN HOA FEES BY SPECIAL ASSESSMENTS AND YEAR OF CONSTRUCTION

PERCENT OF SPECIAL ASSESMENTS BY FLOOR TYPES AND YEAR BUILT OF CONDOS SOLD 2022- 2025



- As expected, frequency of special assessments was found to decrease for newer constructions.
- An exception occurs with condos built prior to 1960 which have significantly lower assessment rates than expected from building age.
- This may be attributed to most condos built prior to 1960 being 2 floors or less.