



**FAIRWAY NINE
POOL - HOT TUB
CLUBHOUSE
REBUILD**



POOL REBUILD FLYOVER

<https://www.youtube.com/watch?v=4THtpnec40Q>

CURRENT POOL

25 WIDE X 44 LONG



PROPOSED POOL

25 WIDE X 50 LONG



CLUBHOUSE DESIGN

ARCHITECT TO PROVIDE
FINAL DESIGN PLANS



VIEW 1

NOT TO SCALE

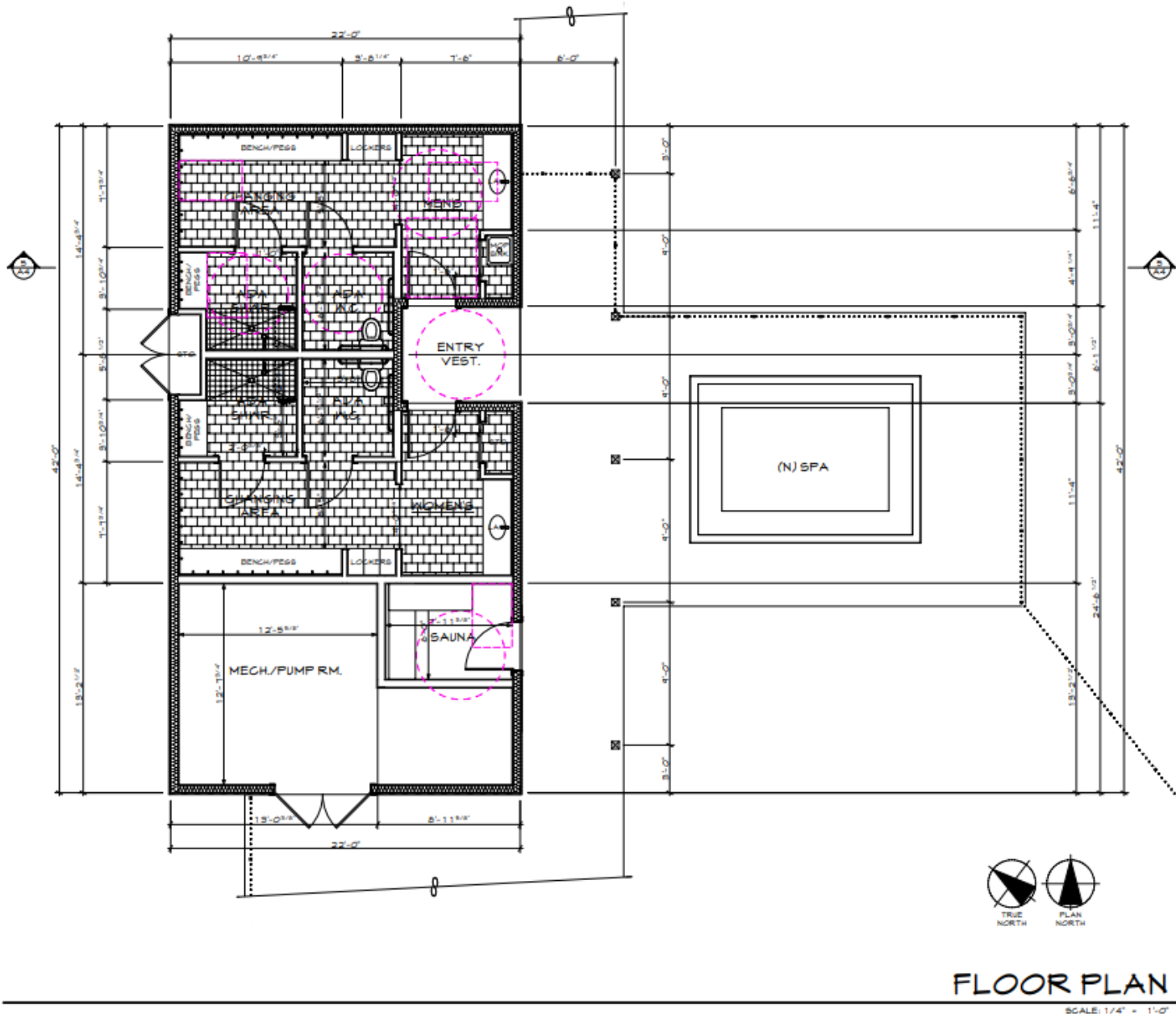


VIEW 2

NOT TO SCALE

MODULAR
CONSTRUCTION NOT
AVAILABLE

New Bathrooms, Changing & Shower Areas ADA Accessible



NOTE:
MECHANICAL AREA
TO INCLUDE SMALL
SAUNA, MECHANICAL
EQUIPMENT AREA &
STORAGE AREA

FLOOR PLAN

SCALE: 1/4" = 1'-0"

COST ANALYSIS FINANCING INFORMATION

Project Cost			Total Units	Total Per Unit		
\$ 1,144,000.00						
F9-I	58.74%	\$ 671,985.60	86	\$ 7,813.79		
F9-II	29.72%	\$ 339,996.80	28	\$ 12,142.74		
F9-VII	11.54%	\$ 132,017.60	16	\$ 8,251.10		
		\$ 1,144,000.00				
					Avg. Per Unit	
Special Assess		\$ 400,000.00	F9-I	\$ 234,960.00	\$ 2,732.09	
			F9-II	\$ 118,880.00	\$ 4,245.71	
			F9-VII	\$ 46,160.00	\$ 2,885.00	
Special Assessment				\$ 420,000.00		
Use for Construction				\$ 320,000.00		
Use for 1st year Loan				\$ 100,000.00		
Loan		\$ 750,000.00	Avg. Mo. Capital Increase			
8.0%		\$11,690	F9-1	\$6,866.51	\$79.84	
7 Years			F9-2	\$3,474.17	\$124.08	
84 Payments		\$981,931.44	F9-7	\$1,348.99	\$84.31	

Assessment Comparison - \$1,144,000 Project	
3 BR F9-1 Unit =	\$ 11,154.29
3 BR F9 II Unit =	\$ 12,142.74
3 BR F9VII Unit =	\$ 8,721.08

FAIRWAY NINE CONDOMINIUM ASSOCIATION POOL/HOT TUB/ REC BUILDING \$1,144,000 REBUILD			
PROJECT SCOPE	CONTRACTOR	BUDGET ALLOCATION	ESTIMATE RECEIVED
DEMOLITION			
Building Demolition	Joese Backhoe	7,000.00	7,000.00
Hot Tub/Pool Demolition	Joese Backhoe	27,500.00	27,500.00
Remove Fencing	Joese Backhoe	1,500.00	Budget
Remove Tree & Roots	Joe's Backhoe	1,500.00	1,500.00
EXCAVATION			
Remove Grass & Regrade	Joese Backhoe	5,000.00	Budget
Overdig for Pool & Hot Tub	Joese Backhoe	Included	Included
Fill and Restore Grade	Joese Backhoe	Included	Included
Compacted Roadmix	Joese Backhoe	Included	Included
Building Footing Expansion	Joese Backhoe	-	Eliminated
BUILDING REBUILD			
Concrete Footings/Slabs	Eric Coleman	Included	Budget
Building Renovation	Central Home - General	480,700.00	874 Sq.ft @ \$550
Heating Equipment	Electrical Contractor	Included	Budget
Water Heater	Plumbing Contractor	1,500.00	Budget
Sewer & Water Hookups	City of Sun Valley	-	Budget
Dry Well Installation (2)	Joese Backhoe	3,500.00	Budget
POOL/HOT TUB REBUILD			
Excavation New Pool/Hot Tub	Infinity Pools	490,000.00	490,000.00
Backfill Pool with Gravel	Joe's Backhoe	14,000.00	14,000.00
Paver Pool Decking	Joe's Backhoe	15,800.00	15,800.00
Paver Pool Decking	Del Angel Landscaping	21,847.00	Budget
Ice Melt System	WarmlyYours.com - Heat Cable System	15,000.00	Budget
Shade Structure	Umbrellas	3,500.00	Budget
Artificial Turf	Del Angel Landscaping	8,000.00	Budget
Security System	Electrician	500.00	Budget
Fencing	Central Home Improvement	20,000.00	Budget
Sauna	Kit Allowance - 5 x 7 - 2-3 people	12,500.00	Online Kit - SaunaFin
Architect - Marc Corney		\$ 15,000.00	
Total Rebuild Project Cost		1,144,347.00	Total New Build Cost
OTHER			
EV Electric Power Station	Two Chargers	7,000.00	Budget F9I - Only
Parking Area Expansion	Joese Backhoe	12,000.00	INEL Juicebox F9I - Only
Sub Total Other		19,000.00	

Fairway Nine Association Groups
Total Special Assessment Per Unit for \$1,144,000 Project

Fairway Nine I Unit #	58.74% Percentage	\$ 671,985.60 Assessment
4301	0.008956	\$ 6,018.30
4302	0.010869	\$ 7,303.81
4303	0.008513	\$ 5,720.61
4304	0.010489	\$ 7,048.46
4305	0.008513	\$ 5,720.61
4306	0.010489	\$ 7,048.46
4307	0.008956	\$ 6,018.30
4308	0.010869	\$ 7,303.81
4309	0.008956	\$ 6,018.30
4310	0.010869	\$ 7,303.81
4311	0.008513	\$ 5,720.61
4312	0.010489	\$ 7,048.46
4313	0.008513	\$ 5,720.61
4314	0.010489	\$ 7,048.46
4315	0.008956	\$ 6,018.30
4316	0.010869	\$ 7,303.81
4317	0.008956	\$ 6,018.30
4318	0.010869	\$ 7,303.81
4319	0.008513	\$ 5,720.61
4320	0.010489	\$ 7,048.46
4321	0.008513	\$ 5,720.61
4322	0.010489	\$ 7,048.46
4323	0.008956	\$ 6,018.30
4324	0.010869	\$ 7,303.81
4325	0.016599	\$ 11,154.29
4326	0.012204	\$ 8,200.91
4327	0.012204	\$ 8,200.91
4328	0.016599	\$ 11,154.29
4329	0.016599	\$ 11,154.29
4330	0.012204	\$ 8,200.91
4331	0.012204	\$ 8,200.91
4332	0.012204	\$ 8,200.91
4333	0.016599	\$ 11,154.29
4334	0.016599	\$ 11,154.29
4335	0.012204	\$ 8,200.91
4136	0.012204	\$ 8,200.91
4337	0.012204	\$ 8,200.91
4338	0.016599	\$ 11,154.29
4339	0.016599	\$ 11,154.29
4340	0.012204	\$ 8,200.91
4341	0.012204	\$ 8,200.91
4342	0.012204	\$ 8,200.91
4343	0.016599	\$ 11,154.29

Unit #	Percentage	Assessment
4344	0.016599	\$ 11,154.29
4345	0.012204	\$ 8,200.91
4346	0.012204	\$ 8,200.91
4347	0.012204	\$ 8,200.91
4348	0.016599	\$ 11,154.29
4349	0.016599	\$ 11,154.29
4350	0.012204	\$ 8,200.91
4351	0.012204	\$ 8,200.91
4352	0.016599	\$ 11,154.29
4353	0.016599	\$ 11,154.29
4354	0.012204	\$ 8,200.91
4355	0.012204	\$ 8,200.91
4356	0.012204	\$ 8,200.91
4357	0.016599	\$ 11,154.29
4358	0.008956	\$ 6,018.30
4359	0.010869	\$ 7,303.81
4360	0.008513	\$ 5,720.61
4361	0.010489	\$ 7,048.46
4362	0.008513	\$ 5,720.61
4363	0.010489	\$ 7,048.46
4364	0.008956	\$ 6,018.30
4365	0.010869	\$ 7,303.81
4366	0.008956	\$ 6,018.30
4367	0.010869	\$ 7,303.81
4368	0.008513	\$ 5,720.61
4369	0.010489	\$ 7,048.46
4370	0.008513	\$ 5,720.61
4371	0.010489	\$ 7,048.46
4372	0.008956	\$ 6,018.30
4373	0.010869	\$ 7,303.81
4374	0.008956	\$ 6,018.30
4375	0.010869	\$ 7,303.81
4376	0.008513	\$ 5,720.61
4377	0.010489	\$ 7,048.46
4378	0.008513	\$ 5,720.61
4379	0.010489	\$ 7,048.46
4380	0.008956	\$ 6,018.30
4381	0.010869	\$ 7,303.81
4382	0.016599	\$ 11,154.29
4383	0.012204	\$ 8,200.91
4384	0.012204	\$ 8,200.91
4385	0.012204	\$ 8,200.91
4386	0.016599	\$ 11,154.29

Fairway Nine II Unit #	29.72% Percentage	\$ 339,996.80 Assessment
4387	3.5714%	\$ 12,142.74
4388	3.5714%	\$ 12,142.74
4389	3.5714%	\$ 12,142.74
4390	3.5714%	\$ 12,142.74
4391	3.5714%	\$ 12,142.74
4392	3.5714%	\$ 12,142.74
4393	3.5714%	\$ 12,142.74
4394	3.5714%	\$ 12,142.74
4395	3.5714%	\$ 12,142.74
4396	3.5714%	\$ 12,142.74
4397	3.5714%	\$ 12,142.74
4398	3.5714%	\$ 12,142.74
4399	3.5714%	\$ 12,142.74
4400	3.5714%	\$ 12,142.74
4401	3.5714%	\$ 12,142.74
4402	3.5714%	\$ 12,142.74
4403	3.5714%	\$ 12,142.74
4404	3.5714%	\$ 12,142.74
4405	3.5714%	\$ 12,142.74
4406	3.5714%	\$ 12,142.74
4407	3.5714%	\$ 12,142.74
4408	3.5714%	\$ 12,142.74
4409	3.5714%	\$ 12,142.74
4410	3.5714%	\$ 12,142.74
4411	3.5714%	\$ 12,142.74
4412	3.5714%	\$ 12,142.74
4413	3.5714%	\$ 12,142.74
4414	3.5714%	\$ 12,142.74

Fairway Nine VII Unit #	11.54% Percentage	\$ 132,017.60 Assessment
4415	0.06606	\$ 8,721.08
4416	0.05894	\$ 7,781.12
4417	0.05894	\$ 7,781.12
4418	0.06606	\$ 8,721.08
4419	0.06606	\$ 8,721.08
4420	0.05894	\$ 7,781.12
4421	0.05894	\$ 7,781.12
4422	0.06606	\$ 8,721.08
4423	0.06606	\$ 8,721.08
4424	0.05894	\$ 7,781.12
4425	0.05894	\$ 7,781.12
4426	0.06606	\$ 8,721.08
4427	0.06606	\$ 8,721.08
4428	0.05894	\$ 7,781.12
4429	0.05894	\$ 7,781.12
4430	0.06606	\$ 8,721.08

OWNER OPINION POLL

Questions to be decided by the owners within Fairway Nine I, II and VII:
Poll can be found on Fairway Nine I Website:

<https://fairwaynineassociation.com>

Click on “pool rebuild Info” tab on website for more information

- 1) F9-1 Owners - Do we create EV Parking and Charging Stations?
(Yes or No) EV Equipment with Parking \$19,000
- 2) How will you pay your portion of the special assessment?
 - a. Please Choose one of the Financing Option:
 - 1) Payment in Full – First Month – 3% Discount?
 - 2) Spread over 4 to 6 months - No Discount
 - 3) 7-Year Bank Financing Option – With Interest Added



THANK YOU!