

MEMORANDUM

To: Jim Fox, Winter Park Ranch Water and Sanitation District; Buff Borrás, Grand County Water and Sanitation District No. 1; Michael Brack, Laurie Waters, Lucas Seffens, Paul Johnson and Logan Wray, Town of Fraser

From: Becky Allison, General Accountant

RE: Joint Facilities EQR Sales Reporting and Inventory

Date: February 9, 2026

Listed below are the EQR sales and inventory information for the 4th Quarter of 2025.

Grand County Water and Sanitation District No. 1

4 th Quarter 2025 Sales	9.80
Inventory Total as of December 31, 2025	2884.08

Town of Fraser

4 th Quarter 2025 Sales	2.80
Inventory Total as of December 31, 2025:	2023.18

Winter Park Ranch Water and Sanitation District

4 th Quarter 2025 Sales	1.00
Inventory Total as of December 31, 2025:	1676.18

Members	
Grand County No. 1	
Residential	
Commercial	
Transient Residential	
Total	
Town of Fraser	
Residential	
Commercial	
Transient Residential	
Total	
Winter Park Ranch	
Residential	
Commercial	
Total	

2025 Additions by Quarter				EQR Total 2025
1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
13.00	8.60	33.20	9.80	2351.67
0.00	0.00	19.00	0.00	383.87
0.00	0.00	0.00	0.00	148.54
13.00	8.60	52.20	9.80	2884.08
0.00	4.00	1.20	2.80	1739.45
0.00	0.00	0.00	0.00	251.54
0.00	0.00	0.00	0.00	32.19
0.00	4.00	1.20	2.80	2023.18
0.00	7.00	3.90	1.00	1638.50
0.00	0.00	0.00	0.00	37.68
0.00	7.00	3.90	1.00	1676.18
				6583.44

Summary of EQR Survey Upper Fraser Valley Wastewater Treatment Plant 2025					
DISTRICTS	ONLINE EQR	% of Total	TOTAL ALLOWABLE	Remainder	PCT USED
Grand County No. 1					
Residential	2,351.67	35.7%			
Commercial	383.87	5.8%			
Transient Residential	148.54	2.3%			
Total	2,884.08	43.8%	3155.00	270.92	91.41
Town of Fraser					
Residential	1,739.45	26.4%			
Commercial	251.54	3.8%			
Transient Residential	32.19	0.5%			
Total	2,023.18	30.7%	2896.00	872.82	69.86
Winter Park Ranch					
Residential	1,638.50	24.9%			
Commercial	37.68	0.6%			
Total	1,676.18	25.5%	2467.00	790.82	67.94
Grand Total	6,583.44	100.0%	8,518.00	1,934.56	77.29
4th Quarter 2025					

Joint Facilities

Equivalent Residential Unit Schedule Calculations

Owners Name: Modern Mountain LLC

Property Address: 1475 Pioneer Trail

Date: 10/02/25 Account #: 2.7148.00

A.	RESIDENTIAL CLASSIFICATIONS:	EQR Value
1.	Single Family Residential Units (per unit) - (1.0) (single family homes with no more than 3 bedrooms or 3 bathrooms per unit & 1 kitchen)	<u>1</u>
	Additional SFE for each additional bedroom (0.2)	<u>0.6</u>
2.	Multi-Family Residential Units (per unit) (apartments, duplexes, condominiums, townhouses, and similar facilities in the same complex)	
	4 or more bedroom unit (per unit) - (1.2)	
	3 bedroom unit (per unit) - (1.0)	
	2 bedroom unit (per unit) - (0.8)	
	Single bedroom or studio unit (per unit) - (0.6)	
3.	Other Class of User:	
	Example: Exhibit 6 - Section: A-3(a) Transient Resident Units - Manager's unit	
	<u>New SFD - 6 beds, 6 full baths, 1 half bath.</u>	
	JFOC EQR Total	<u><u>1.6</u></u>

pd 10/2/2025
BA

Joint Facilities

Equivalent Residential Unit Schedule Calculations

Owners Name: **Grand Park Homes, LLC**

Property Address: 264 Hay Meadow Dr

Date: 5/17/2024

Account #: 3,5594.00

A. **RESIDENTIAL CLASSIFICATIONS:**

EQR Value

1. Single Family Residential Units (per unit) - (1.0)
(single family homes with no more than 3 bedrooms
or 3 bathrooms per unit & 1 kitchen)

Additional SFE for each additional bedroom (0.2)

2. Multi-Family Residential Units (per unit)
(apartments, duplexes, condominiums, townhouses,
and similar facilities in the same complex)

4 or more bedroom unit (per unit) - (1.2)

1.2

3 bedroom unit (per unit) - (1.0)

2 bedroom unit (per unit) - (0.8)

Single bedroom or studio unit (per unit) - (0.6)

- ### 3. Other Class of User:

Example: Exhibit 6 - Section: A-3(a) Transient Resident Units - Manager's unit

JFOC EQR Total

1.2

pd 12/17/2025
BFA

Winter Park Ranch Water Sanitation District
Joint Facilities
Equivalent Residential Unit Schedule Calculations

Owners Name: Brenda Ehlen

Property Address: 53 Columbine/CR 833, Fraser

Date: 20-Oct-25

Account #: 01A37

A. RESIDENTIAL CLASSIFICATIONS:		EQR Value
1.	Single Family Residential Units (per unit) - (1.0) (single family homes with no more than 3 bedrooms or 3 bathrooms per unit & 1 kitchen)	<u>1</u>
	Additional SFE for each additional bedroom (0.2)	<u></u>
2.	Multi-Family Residential Units (per unit) - (1.0)	<u></u>
	4 or more bedroom unit (per unit) - (1.2)	<u></u>
	2 bedroom unit (per unit) - (0.8)	<u></u>
	Single bedroom or studio unit (per unit) - (0.6)	<u></u>
3.	Other Class of User:	
	Example: Exhibit 6 - Section: A-3(a) Transient Resident Units - Manager's unit	
	<u></u>	<u></u>
	<u></u>	<u></u>
	<u></u>	<u></u>
JFOC EQR Total		<u><u>1</u></u>

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Joint Facilities
Equivalent Residential Unit Schedule Calculations
Grand County Water and Sanitation District No. 1

Owners Name: Christopher Lowery

Property Address: 487 Leland Creek Way, Winter Park, CO 80482

Date: 10/14/2025

Account #: Location 79096

A. RESIDENTIAL CLASSIFICATIONS:		EQR Value
1.	Single Family Residential Units (per unit) - (1.0) (single family homes with no more than 3 bedrooms or 3 bathrooms per unit & 1 kitchen)	<u>1</u>
	Additional SFE for each additional bedroom (0.2)	<u>0.4</u>
2.	Multi-Family Residential Units (per unit) - (1.0)	<u></u>
	4 or more bedroom unit (per unit) - (1.2)	<u></u>
	2 bedroom unit (per unit) - (0.8)	<u></u>
	Single bedroom or studio unit (per unit) - (0.6)	<u></u>
3.	Other Class of User:	
	Example: Exhibit 6 - Section: A-3(a) Transient Resident Units - Manager's unit	
	<u></u>	<u></u>
	<u></u>	<u></u>
	<u></u>	<u></u>
JFOC EQR Total		<u><u>1.4</u></u>

Joint Facilities

Equivalent Residential Unit Schedule Calculations

Grand County Water and Sanitation District No. 1

Owners Name: Rendezvous WP2 Homes LLC, 5291 E. Yale Ave. , Denver, CO 80222

Property Address: 115 High Grove Loop, Winter Park, CO 80482

Date: 10/28/2025

Account #: Location 79101

105 High Grove

A. RESIDENTIAL CLASSIFICATIONS:		EQR Value
1.	Single Family Residential Units (per unit) - (1.0) (single family homes with no more than 3 bedrooms or 3 bathrooms per unit & 1 kitchen) Additional SFE for each additional bedroom (0.2)	<u>1</u>
2.	Multi-Family Residential Units (per unit) - (1.0) 4 or more bedroom unit (per unit) - (1.2) 2 bedroom unit (per unit) - (0.8) Single bedroom or studio unit (per unit) - (0.6)	<u></u> <u></u> <u></u> <u></u>
3.	Other Class of User: Example: Exhibit 6 - Section: A-3(a) Transient Resident Units - Manager's unit <u></u> <u></u> <u></u>	<u></u> <u></u> <u></u>
JFOC EQR Total		<u><u>1</u></u>

Joint Facilities

Equivalent Residential Unit Schedule Calculations

Grand County Water and Sanitation District No. 1

Owners Name: Rendezvous WP Homes LLC

Property Address: 114 High Grove Loop, Winter Park, CO 80482

Date: 10/28/2025

Account #: Location 79101

A. RESIDENTIAL CLASSIFICATIONS:

EQR Value

1. Single Family Residential Units (per unit) - (1.0)
(single family homes with no more than 3 bedrooms
or 3 bathrooms per unit & 1 kitchen)

1

Additional SFE for each additional bedroom (0.2)

2. Multi-Family Residential Units (per unit) - (1.0)

4 or more bedroom unit (per unit) - (1.2)

2 bedroom unit (per unit) - (0.8)

Single bedroom or studio unit (per unit) - (0.6)

- ### 3. Other Class of User:

Example: Exhibit 6 - Section: A-3(a) Transient Resident Units - Manager's unit

JFOC EQR Total

1

Joint Facilities

Equivalent Residential Unit Schedule Calculations

Grand County Water and Sanitation District No. 1

Owners Name: Rendezvous WP2 Homes LLC, 5291 E. Yale Ave. , Denver, CO 80222

Property Address: 115 High Grove Loop, Winter Park, CO 80482

Date: 10/28/2025

Account #: Location 79101

A. RESIDENTIAL CLASSIFICATIONS:		EQR Value
1.	Single Family Residential Units (per unit) - (1.0) (single family homes with no more than 3 bedrooms or 3 bathrooms per unit & 1 kitchen) Additional SFE for each additional bedroom (0.2)	<u>1</u>
2.	Multi-Family Residential Units (per unit) - (1.0) 4 or more bedroom unit (per unit) - (1.2) 2 bedroom unit (per unit) - (0.8) Single bedroom or studio unit (per unit) - (0.6)	<u></u> <u></u> <u></u> <u></u>
3.	Other Class of User: Example: Exhibit 6 - Section: A-3(a) Transient Resident Units - Manager's unit <u></u> <u></u> <u></u>	<u></u> <u></u> <u></u>
JFOC EQR Total		<u><u>1</u></u>

Joint Facilities

Equivalent Residential Unit Schedule Calculations

Grand County Water and Sanitation District No. 1

Owners Name: Rendezvous WP Homes LLC

Property Address: 118 High Grove Loop, Winter Park, CO 80482

Date: 10/28/2025

Account #: Location 79100

A.	RESIDENTIAL CLASSIFICATIONS:	EQR Value
1.	Single Family Residential Units (per unit) - (1.0) (single family homes with no more than 3 bedrooms or 3 bathrooms per unit & 1 kitchen)	<u>1</u>
	Additional SFE for each additional bedroom (0.2)	
2.	Multi-Family Residential Units (per unit) - (1.0)	
	4 or more bedroom unit (per unit) - (1.2)	
	2 bedroom unit (per unit) - (0.8)	
	Single bedroom or studio unit (per unit) - (0.6)	
3.	Other Class of User:	
	Example: Exhibit 6 - Section: A-3(a) Transient Resident Units - Manager's unit	
		JFOC EQR Total
		<u><u>1</u></u>

Joint Facilities

Equivalent Residential Unit Schedule Calculations

Grand County Water and Sanitation District No. 1

Owners Name: Jason Scheneider

Property Address: 238 Beavers Lodge Road, Winter Park, CO 80482

Date: 11/24/2025

Account #: Location 79104

A. RESIDENTIAL CLASSIFICATIONS:		EQR Value
1.	Single Family Residential Units (per unit) - (1.0) (single family homes with no more than 3 bedrooms or 3 bathrooms per unit & 1 kitchen)	<u>1</u>
	Additional SFE for each additional bedroom (0.2)	<u>0.2</u>
2.	Multi-Family Residential Units (per unit) - (1.0)	<u></u>
	4 or more bedroom unit (per unit) - (1.2)	<u></u>
	2 bedroom unit (per unit) - (0.8)	<u></u>
	Single bedroom or studio unit (per unit) - (0.6)	<u></u>
3.	Other Class of User:	
	Example: Exhibit 6 - Section: A-3(a) Transient Resident Units - Manager's unit	
	<u></u>	<u></u>
	<u></u>	<u></u>
	<u></u>	<u></u>
JFOC EQR Total		<u><u>1.2</u></u>