

MEMORANDUM

To: Jim Fox, Winter Park Ranch Water and Sanitation District; Buff Borras, 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 4<sup>th</sup> Quarter of 2025.

**Grand County Water and Sanitation District No. 1**

4 <sup>th</sup> Quarter 2025 Sales	9.80
Inventory Total as of December 31, 2025	2884.08

**Town of Fraser**

4 <sup>th</sup> Quarter 2025 Sales	2.80
Inventory Total as of December 31, 2025:	2023.18

**Winter Park Ranch Water and Sanitation District**

4 <sup>th</sup> Quarter 2025 Sales	1.00
Inventory Total as of December 31, 2025:	1676.18

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

<b>2025 Additions by Quarter</b>				<b>EQR Total 2025</b>
<b>1st Qtr</b>	<b>2nd Qtr</b>	<b>3rd Qtr</b>	<b>4th Qtr</b>	
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	<b>2884.08</b>
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	<b>2023.18</b>
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	<b>1676.18</b>
				<b>6583.44</b>

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

## 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

New SFD - 6 beds, 6 full baths, 1 half bath.

JFOC EQR Total 1.6

*pd 10/21/2025  
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  
 BA

**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. <b>RESIDENTIAL CLASSIFICATIONS:</b>	<b>EQR Value</b>
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. <b>Other Class of User:</b>	
Example: Exhibit 6 - Section: A-3(a) Transient Resident Units - Manager's unit	
_____	_____
_____	_____
_____	_____
JFOC EQR Total	1

ADU - 1 tap

## 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)	1
	Additional SFE for each additional bedroom (0.2)	0.4
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

1.4

## Joint Facilities

## Equivalent Residential Unit Schedule Calculations

Grand County Water and Sanitation District No. 1

Owners Name: Rendezvous WP Homes LLC

Property Address: 125 High Grove Loop, Winter Park, CO 80482

Date: 10/21/2025

Account #: Location 79097

#### 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) - (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

*105 High Grove*

#### A. RESIDENTIAL CLASSIFICATIONS: EQR Value

1. Single Family Residential Units (per unit) - (1.0) 1  
(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) - (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 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)

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)	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

## 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)

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 EOR Total

1

## Joint Facilities

## Equivalent Residential Unit Schedule Calculations

Grand County Water and Sanitation District No. 1

Owners Name: Rendezvous WP Homes LLC

Property Address: 122 High Grove Loop, Winter Park, CO 80482

Date: 10/28/2025

Account #: Location 79102

#### 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) - (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 EOR Total

1

## Joint Facilities

## Equivalent Residential Unit Schedule Calculations

Grand County Water and Sanitation District No. 1

Owners Name: Rendezvous WP Homes LLC

Property Address: 126 High Grove Loop, Winter Park, CO 80482

Date: 10/28/2025 Account #: Location 79103

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)	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 1.2

# 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)	1
	Additional SFE for each additional bedroom (0.2)	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 1.2