

**RANGE INFRASTRUCTURE FINANCING DISTRICT
FINANCIAL STATEMENTS
DECEMBER 31, 2025**

**Range Infrastructure Financing District
Balance Sheet - Governmental Funds
December 31, 2025**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets				
UMB Reserve Fund 2024	\$ -	\$ 376,194.96	\$ -	\$ 376,194.96
UMB Capitalized Interest Fund 2024	-	14,559.68	-	14,559.68
UMB Construction Fund 2024	-	-	897.13	897.13
Assessment Fund 2024	-	760,945.37	-	760,945.37
UMB COI Fund 2024	-	-	0.02	0.02
UMB Working Capital Fund 2024	1,766.05	-	-	1,766.05
Assessment receivable	-	5,757,441.85	-	5,757,441.85
Developer Advance Receivable	11,410.16	-	-	11,410.16
Total Assets	<u>\$ 13,176.21</u>	<u>\$ 6,909,141.86</u>	<u>\$ 897.15</u>	<u>\$ 6,923,215.22</u>
Liabilities				
Accounts Payable	\$ 13,176.21	\$ -	\$ -	\$ 13,176.21
Total Liabilities	<u>13,176.21</u>	<u>-</u>	<u>-</u>	<u>13,176.21</u>
Deferred Inflows of Resources				
Deferred assessment revenue	-	5,757,441.85	-	5,757,441.85
Total Deferred Inflows of Resources	<u>-</u>	<u>5,757,441.85</u>	<u>-</u>	<u>5,757,441.85</u>
Fund Balances	-	1,151,700.01	897.15	1,152,597.16
Liabilities and Fund Balances	<u>\$ 13,176.21</u>	<u>\$ 6,909,141.86</u>	<u>\$ 897.15</u>	<u>\$ 6,923,215.22</u>

See selected information.

Range Infrastructure Financing District
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2025

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ -	\$ 944.52	\$ (944.52)
Total Revenue	<u>-</u>	<u>944.52</u>	<u>(944.52)</u>
Expenditures			
Accounting	17,850.00	13,929.02	3,920.98
Auditing	9,025.00	7,800.00	1,225.00
Insurance	4,275.00	6,010.62	(1,735.62)
Legal	19,850.00	9,812.89	10,037.11
Total Expenditures	<u>51,000.00</u>	<u>37,552.53</u>	<u>13,447.47</u>
Other Financing Sources (Uses)			
Transfers to other fund	-	(4,000.00)	4,000.00
Developer advance	49,275.00	11,410.16	37,864.84
Total Other Financing Sources (Uses)	<u>49,275.00</u>	<u>7,410.16</u>	<u>41,864.84</u>
Net Change in Fund Balances	(1,725.00)	(29,197.85)	27,472.85
Fund Balance - Beginning	1,725.00	29,197.85	(27,472.85)
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See selected information.

SUPPLEMENTARY INFORMATION

Range Infrastructure Financing District
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2025

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ 5,000.00	\$ 30,568.88	\$ (25,568.88)
Assessment fee revenue	-	757,558.15	(757,558.15)
Total Revenue	<u>5,000.00</u>	<u>788,127.03</u>	<u>(783,127.03)</u>
Expenditures			
Paying agent fees	4,000.00	4,000.00	-
Bond interest Series 2024	358,325.00	358,325.00	-
Total Expenditures	<u>362,325.00</u>	<u>362,325.00</u>	<u>-</u>
Other Financing Sources (Uses)			
Transfers from other funds	-	4,000.00	(4,000.00)
Total Other Financing Sources (Uses)	<u>-</u>	<u>4,000.00</u>	<u>(4,000.00)</u>
Net Change in Fund Balances	(357,325.00)	429,802.03	(787,127.03)
Fund Balance - Beginning	717,645.00	721,897.98	(4,252.98)
Fund Balance - Ending	<u>\$ 360,320.00</u>	<u>\$ 1,151,700.01</u>	<u>\$ (791,380.01)</u>

Range Infrastructure Financing District
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2025

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ 50,000.00	\$ 147,008.63	\$ (97,008.63)
Total Revenue	<u>50,000.00</u>	<u>147,008.63</u>	<u>(97,008.63)</u>
Expenditures			
Engineering	-	12,515.00	(12,515.00)
Capital outlay	4,445,297.00	5,066,270.92	(620,973.92)
Total Expenditures	<u>4,445,297.00</u>	<u>5,078,785.92</u>	<u>(633,488.92)</u>
Net Change in Fund Balances	(4,395,297.00)	(4,931,777.29)	536,480.29
Fund Balance - Beginning	4,395,297.00	4,932,674.44	(537,377.44)
Fund Balance - Ending	<u>\$ -</u>	<u>\$ 897.15</u>	<u>\$ (897.15)</u>

See selected information.

**RANGE INFRASTRUCTURE FINANCING DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED DECEMBER 31, 2025**

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Board ("GASB"), which is the source of authoritative accounting principles generally accepted in the United States of America ("GAAP"), as applied to governmental entities. The District's financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management's discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial statements are developed by the District to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District's operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.

**RANGE INFRASTRUCTURE FINANCING DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$6,515,000 Special Assessment Bonds
Series 2024
Dated September 26, 2024
Interest Rate - 5.500%
Interest Payable June 1 and December 1
Principal Payable December 1

Year Ending December 31.	Principal	Interest	Total
2025	\$ -	\$ 358,325	\$ 358,325
2026	-	358,325	358,325
2027	-	358,325	358,325
2028	-	358,325	358,325
2029	120,000	358,325	478,325
2030	125,000	351,725	476,725
2031	135,000	344,850	479,850
2032	140,000	337,425	477,425
2033	150,000	329,725	479,725
2034	160,000	321,475	481,475
2035	165,000	312,675	477,675
2036	175,000	303,600	478,600
2037	185,000	293,975	478,975
2038	195,000	283,800	478,800
2039	205,000	273,075	478,075
2040	215,000	261,800	476,800
2041	230,000	249,975	479,975
2042	240,000	237,325	477,325
2043	255,000	224,125	479,125
2044	270,000	210,100	480,100
2045	285,000	195,250	480,250
2046	300,000	179,575	479,575
2047	315,000	163,075	478,075
2048	335,000	145,750	480,750
2049	350,000	127,325	477,325
2050	370,000	108,075	478,075
2051	390,000	87,725	477,725
2052	410,000	66,275	476,275
2053	795,000	43,725	838,725
Total	\$ 6,515,000	\$ 7,244,050	\$ 13,759,050

See selected information.