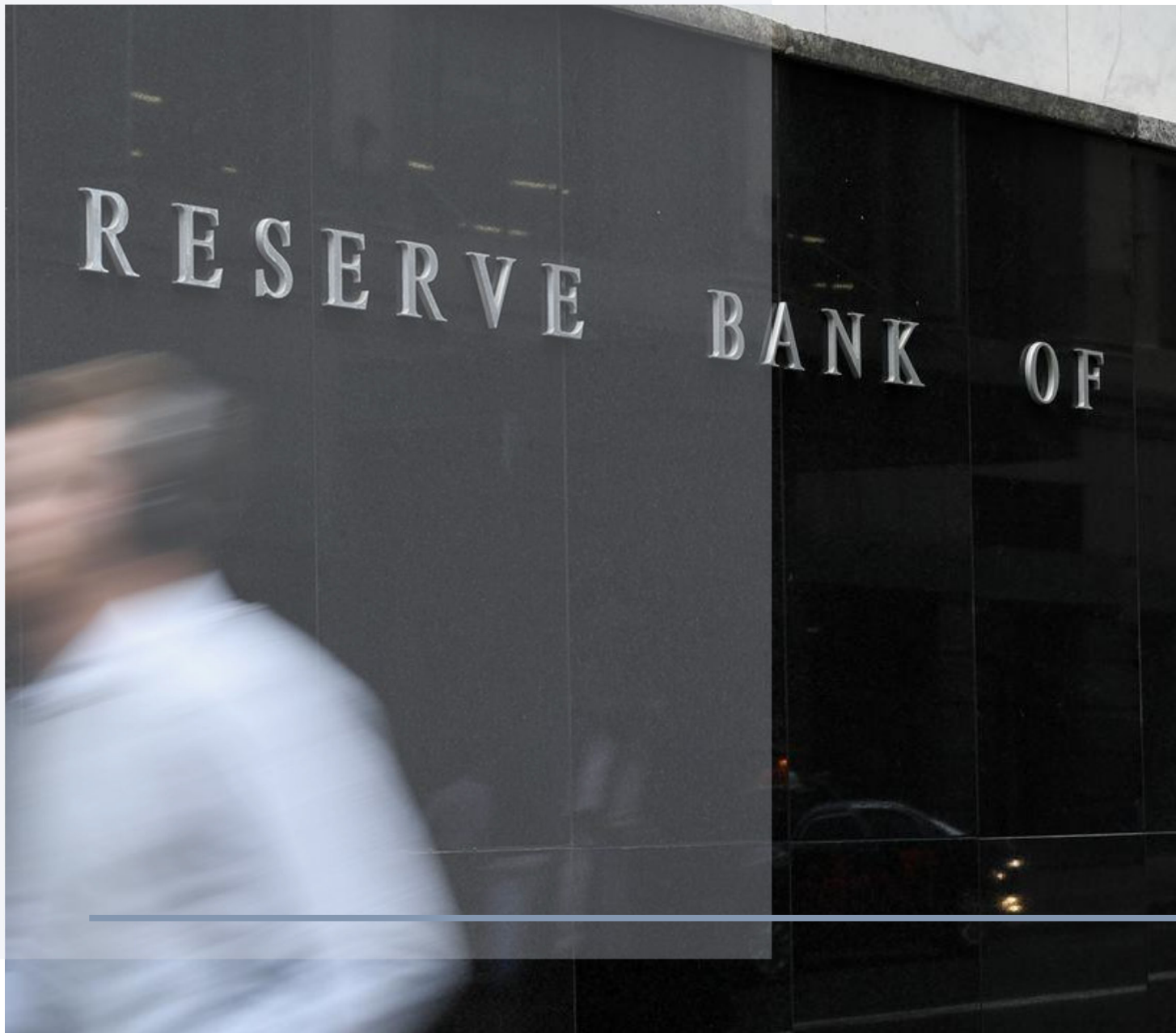




# Borrowings Plan

2024/25



## **Introduction**

The use of borrowings as a means of funding asset acquisitions, renewals and maintenance is a useful mechanism for allocating the costs of such works over a time frame that reflects when residents will benefit from the assets.

Council is guided by it's adopted policy - COUNCIL POLICY FIN/CP-3 DEBT

This Policy sets out the manner in which the Shire of Donnybrook Balingup may establish and manage a debt portfolio. The objective of this Debt Policy is to ensure the sound management of the Shire's existing and future debt.

This Debt Policy outlines the Shire's debt strategy and provides for the responsible financial management of loan funding by ensuring that the level of indebtedness is maintained within acceptable limits and is managed appropriately.

It is therefore critical that debt funding is appropriately planned and monitored if Council is to maintain the capacity to effectively use this funding source.

Strategic planning allows Council to develop targets and standards for debt that are strategic in nature, rather than relying on debt as a response to current financial requirements.

## **Funding Options**

### ***1. Comparison of Funding Options***

Council should investigate all funding options and compare the advantages and disadvantages of each. There are a number of funding options for asset management available to Council.

- 2.1 Government grants shall be sourced where possible as a first option.
- 2.2 Investigation of Public / Private Partnerships.
- 2.3 Council consider a 1/3 contribution for groups & clubs projects. (1/3 Community, 1/3 Council, 1/3 Grants).
- 2.4 That regard to the life of the asset is given to the life of the loan, and matched where possible.
- 2.5 That consideration be given that infrastructure that is commercial in nature be self funded.
- 2.6 That loans are only raised where identified in Council's Asset Management Plans.
- 2.7 Reserve Funds shall be utilised up to amounts prescribed in Council's Asset Management Plans.
- 2.8 That self supporting loans be available to community groups for project funding.

**Borrowings Liability**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
<b>Existing Borrowings</b>	<b>Loan #</b>														
Dental Surgery Extensions	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Country Club - Artificial Surface (SSL)	90	15,823	5,346	0	0	0	0	0	0	0	0	0	0	0	0
Tuia Lodge - Fire Suppression System	93	151,222	121,922	92,157	61,920	31,204	0	0	0	0	0	0	0	0	0
VC Mitchell Park	94	2,812,722	2,721,040	2,624,732	2,523,564	2,417,291	2,305,655	2,188,386	2,065,200	1,935,798	1,799,867	1,657,076	1,507,080	1,349,516	1,184,000
<b>Total Existing Borrowings</b>		<b>2,979,767</b>	<b>2,848,308</b>	<b>2,716,889</b>	<b>2,585,484</b>	<b>2,448,494</b>	<b>2,305,655</b>	<b>2,188,386</b>	<b>2,065,200</b>	<b>1,935,798</b>	<b>1,799,867</b>	<b>1,657,076</b>	<b>1,507,080</b>	<b>1,349,516</b>	<b>1,184,000</b>
<b>Proposed New Borrowings</b>															
Administration Centre Extensions	2027/28	0	0	0	2,261,654	2,189,943	2,114,968	2,036,581	1,954,628	1,868,945	1,779,363	1,685,704	1,587,783	1,485,407	1,378,371
Donnybrook Transfer Station Development	2029/30	0	0	0	0	0	1,331,418	1,284,486	1,235,896	1,185,591	1,133,510	1,079,590	1,023,767	965,973	906,138
Apple Funpark Equipment Renewal	2036/37	0	0	0	0	0	0	0	0	0	0	0	1,289,792	1,216,980	1,141,597
<b>Total Proposed Borrowings</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>2,261,654</b>	<b>2,189,943</b>	<b>3,446,386</b>	<b>3,321,067</b>	<b>3,190,524</b>	<b>3,054,536</b>	<b>2,912,873</b>	<b>2,765,294</b>	<b>2,611,550</b>	<b>3,741,171</b>	<b>3,501,488</b>
<b>Total Outstanding Borrowings</b>		<b>2,979,767</b>	<b>2,848,308</b>	<b>2,716,889</b>	<b>4,847,138</b>	<b>4,638,437</b>	<b>5,752,041</b>	<b>5,509,453</b>	<b>5,255,724</b>	<b>4,990,334</b>	<b>4,712,740</b>	<b>4,422,371</b>	<b>4,118,630</b>	<b>5,090,686</b>	<b>4,685,488</b>
<b>Less: Self Supporting Loans</b>															
Country Club - Artificial Surface (SSL)		(15,823)	(5,346)	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total SSL</b>		<b>(15,823)</b>	<b>(5,346)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Net Outstanding Borrowings</b>		<b>2,963,944</b>	<b>2,842,962</b>	<b>2,716,889</b>	<b>4,847,138</b>	<b>4,638,437</b>	<b>5,752,041</b>	<b>5,509,453</b>	<b>5,255,724</b>	<b>4,990,334</b>	<b>4,712,740</b>	<b>4,422,371</b>	<b>4,118,630</b>	<b>5,090,686</b>	<b>4,685,488</b>

**Total Borrowing Repayments (Principal + Interest)**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
<b>Existing Borrowings</b>															
Loan #															
Dental Surgery Extensions	74	15,361	0	0	0	0	0	0	0	0	0	0	0	0	0
Country Club - Artificial Surface (SSL)	90	10,839	10,839	5,420	0	0	0	0	0	0	0	0	0	0	0
Tuia Lodge - Fire Suppression System	93	31,574	31,574	31,574	31,574	31,574	31,574	0	0	0	0	0	0	0	0
VC Mitchell Park	94	230,737	230,737	230,737	230,737	230,737	230,737	230,737	230,737	230,737	230,737	230,737	230,737	230,737	230,737
<b>Total Existing Borrowings</b>		<b>288,511</b>	<b>273,150</b>	<b>267,731</b>	<b>262,311</b>	<b>262,311</b>	<b>230,737</b>	<b>230,737</b>	<b>230,737</b>	<b>230,737</b>	<b>230,737</b>	<b>230,737</b>	<b>230,737</b>	<b>230,737</b>	<b>230,737</b>
<b>Proposed New Borrowings</b>															
Administration Centre Extensions	2027/28	0	0	0	0	172,688	172,688	172,688	172,688	172,688	172,688	172,688	172,688	172,688	172,688
Donnybrook Transfer Station Development	2029/30	0	0	0	0	0	0	93,125	93,125	93,125	93,125	93,125	93,125	93,125	93,125
Apple Funpark Equipment Renewal	2036/37	0	0	0	0	0	0	0	0	0	0	0	117,323	117,323	117,323
<b>Total Proposed Borrowings</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>172,688</b>	<b>172,688</b>	<b>265,813</b>	<b>265,813</b>	<b>265,813</b>	<b>265,813</b>	<b>265,813</b>	<b>383,136</b>	<b>383,136</b>	<b>383,136</b>
<b>Total Borrowing Repayments</b>		<b>288,511</b>	<b>273,150</b>	<b>267,731</b>	<b>262,311</b>	<b>434,999</b>	<b>434,999</b>	<b>496,550</b>	<b>496,550</b>	<b>496,550</b>	<b>496,550</b>	<b>496,550</b>	<b>613,873</b>	<b>613,873</b>	<b>613,873</b>
<b>Less: Self Supporting Loans</b>															
Country Club - Artificial Surface (SSL)		(10,839)	(10,839)	(5,420)	0	0	0	0	0	0	0	0	0	0	0
<b>Total SSL</b>		<b>(10,839)</b>	<b>(10,839)</b>	<b>(5,420)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Net Repayments</b>		<b>277,672</b>	<b>262,311</b>	<b>262,311</b>	<b>262,311</b>	<b>434,999</b>	<b>434,999</b>	<b>496,550</b>	<b>496,550</b>	<b>496,550</b>	<b>496,550</b>	<b>496,550</b>	<b>613,873</b>	<b>613,873</b>	<b>613,873</b>
<b>\$ Increase (Decrease) from Previous Year</b>			(15,361)	0	0	172,688	0	61,551	0	0	0	0	117,323	0	0

**Interest Expense**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
<b>Existing Borrowings</b>															
Loan #															
Dental Surgery Extensions	74	646	0	0	0	0	0	0	0	0	0	0	0	0	0
Country Club - Artificial Surface (SSL)	90	644	362	73	0	0	0	0	0	0	0	0	0	0	0
Tuia Lodge - Fire Suppression System	93	2,732	2,274	1,809	1,337	857	370	0	0	0	0	0	0	0	0
VC Mitchell Park	94	143,459	139,055	134,429	129,569	124,464	119,102	113,468	107,551	101,335	94,805	87,946	80,741	73,172	65,222
<b>Total Existing Borrowings</b>		<b>147,481</b>	<b>141,691</b>	<b>136,311</b>	<b>130,906</b>	<b>125,322</b>	<b>119,472</b>	<b>113,468</b>	<b>107,551</b>	<b>101,335</b>	<b>94,805</b>	<b>87,946</b>	<b>80,741</b>	<b>73,172</b>	<b>65,222</b>
<b>Proposed New Borrowings</b>															
Administration Centre Extensions	2027/28	0	0	0	0	100,977	97,713	94,302	90,734	87,005	83,106	79,029	74,767	70,311	65,653
Donnybrook Transfer Station Development	2029/30	0	0	0	0	0	0	46,193	44,536	42,820	41,044	39,205	37,301	35,331	33,290
Apple Funpark Equipment Renewal	2036/37	0	0	0	0	0	0	0	0	0	0	0	46,994	44,511	41,940
<b>Total Proposed Borrowings</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,977</b>	<b>97,713</b>	<b>140,494</b>	<b>135,270</b>	<b>129,825</b>	<b>124,150</b>	<b>118,235</b>	<b>112,069</b>	<b>152,636</b>	<b>143,454</b>
<b>Total Interest Repayments</b>		<b>147,481</b>	<b>141,691</b>	<b>136,311</b>	<b>130,906</b>	<b>226,298</b>	<b>217,185</b>	<b>253,962</b>	<b>242,821</b>	<b>231,160</b>	<b>218,955</b>	<b>206,181</b>	<b>192,810</b>	<b>225,808</b>	<b>208,675</b>
<b>Less: Self Supporting Loans</b>															
Country Club - Artificial Surface (SSL)		(644)	(362)	(73)	0	0	0	0	0	0	0	0	0	0	0
<b>Total SSL</b>		<b>(644)</b>	<b>(362)</b>	<b>(73)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Net Interest Repayments</b>		<b>146,837</b>	<b>141,329</b>	<b>136,238</b>	<b>130,906</b>	<b>226,298</b>	<b>217,185</b>	<b>253,962</b>	<b>242,821</b>	<b>231,160</b>	<b>218,955</b>	<b>206,181</b>	<b>192,810</b>	<b>225,808</b>	<b>208,675</b>
<b>\$ Increase (Decrease) from Previous Year</b>			(5,508)	(5,091)	(5,332)	95,392	(9,113)	36,777	(11,141)	(11,661)	(12,205)	(12,774)	(13,371)	32,998	(17,133)

**Principal Expense**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
<b>Existing Borrowings</b>	<b>Loan #</b>														
Dental Surgery Extensions	74	14,715	0	0	0	0	0	0	0	0	0	0	0	0	0
Country Club - Artificial Surface (SSL)	90	10,196	10,477	5,346	0	0	0	0	0	0	0	0	0	0	0
Tuia Lodge - Fire Suppression System	93	28,842	29,300	29,765	30,237	30,716	31,204	0	0	0	0	0	0	0	0
VC Mitchell Park	94	87,278	91,682	96,308	101,168	106,273	111,636	117,269	123,186	129,402	135,932	142,791	149,996	157,565	165,515
<b>Total Existing Borrowings</b>		<b>141,031</b>	<b>131,459</b>	<b>131,419</b>	<b>131,405</b>	<b>136,989</b>	<b>142,839</b>	<b>117,269</b>	<b>123,186</b>	<b>129,402</b>	<b>135,932</b>	<b>142,791</b>	<b>149,996</b>	<b>157,565</b>	<b>165,515</b>
<b>Proposed New Borrowings</b>															
Administration Centre Extensions	2027/28	0	0	0	0	71,711	74,975	78,387	81,954	85,683	89,582	93,659	97,921	102,377	107,035
Donnybrook Transfer Station Development	2029/30	0	0	0	0	0	0	46,932	48,589	50,305	52,081	53,920	55,823	57,794	59,835
Apple Funpark Equipment Renewal	2036/37	0	0	0	0	0	0	0	0	0	0	0	0	70,329	72,812
<b>Total Proposed Borrowings</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>71,711</b>	<b>74,975</b>	<b>125,319</b>	<b>130,543</b>	<b>135,988</b>	<b>141,663</b>	<b>147,578</b>	<b>153,744</b>	<b>230,500</b>	<b>239,683</b>
<b>Total Principal Repayments</b>		<b>141,031</b>	<b>131,459</b>	<b>131,419</b>	<b>131,405</b>	<b>208,701</b>	<b>217,814</b>	<b>242,588</b>	<b>253,729</b>	<b>265,390</b>	<b>277,595</b>	<b>290,369</b>	<b>303,740</b>	<b>388,065</b>	<b>405,198</b>
<b>Less: Self Supporting Loans</b>															
Country Club - Artificial Surface (SSL)		(10,196)	(10,477)	(5,346)	0	0	0	0	0	0	0	0	0	0	0
<b>Total SSL</b>		<b>(10,196)</b>	<b>(10,477)</b>	<b>(5,346)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Net Repayments</b>		<b>130,835</b>	<b>120,982</b>	<b>126,073</b>	<b>131,405</b>	<b>208,701</b>	<b>217,814</b>	<b>242,588</b>	<b>253,729</b>	<b>265,390</b>	<b>277,595</b>	<b>290,369</b>	<b>303,740</b>	<b>388,065</b>	<b>405,198</b>
<b>\$ Increase (Decrease) from Previous Year</b>			(9,853)	5,091	5,332	77,296	9,113	24,774	11,141	11,661	12,205	12,774	13,371	84,325	17,133

**State Guarantee Fee Expense**

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39
<b>Existing Borrowings</b>	<b>Loan #</b>														
Dental Surgery Extensions	74	156	0	0	0	0	0	0	0	0	0	0	0	0	0
Country Club - Artificial Surface (SSL)	90	151	79	0	0	0	0	0	0	0	0	0	0	0	0
Tuia Lodge - Fire Suppression System	93	970	764	555	340	0	0	0	0	0	0	0	0	0	0
VC Mitchell Park	94	19,689	19,047	18,373	17,665	16,921	16,140	15,319	14,456	13,551	12,599	11,600	10,550	9,447	8,288
<b>Total Existing Borrowings</b>		<b>20,966</b>	<b>19,890</b>	<b>18,928</b>	<b>18,005</b>	<b>16,921</b>	<b>16,140</b>	<b>15,319</b>	<b>14,456</b>	<b>13,551</b>	<b>12,599</b>	<b>11,600</b>	<b>10,550</b>	<b>9,447</b>	<b>8,288</b>
<b>Proposed New Borrowings</b>															
Administration Centre Extensions	2027/28	0	0	0	0	15,330	14,805	14,256	13,682	13,083	12,456	11,800	11,114	10,398	9,649
Donnybrook Transfer Station Development	2029/30	0	0	0	0	0	0	899	865	830	793	756	717	676	634
Apple Funpark Equipment Renewal	2036/37	0	0	0	0	0	0	0	0	0	0	0	0	903	852
		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,330</b>	<b>14,805</b>	<b>15,155</b>	<b>14,548</b>	<b>13,913</b>	<b>13,249</b>	<b>12,556</b>	<b>11,831</b>	<b>11,977</b>	<b>11,135</b>
<b>Total State Guarantee Fee</b>		<b>20,966</b>	<b>19,890</b>	<b>18,928</b>	<b>18,005</b>	<b>32,251</b>	<b>30,944</b>	<b>30,474</b>	<b>29,004</b>	<b>27,463</b>	<b>25,848</b>	<b>24,155</b>	<b>22,381</b>	<b>21,423</b>	<b>19,423</b>
<b>Less: Self Supporting Loans</b>															
Country Club - Artificial Surface (SSL)		(151)	(79)	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total SSL</b>		<b>(151)</b>	<b>(79)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Net Repayments</b>		<b>20,815</b>	<b>19,811</b>	<b>18,928</b>	<b>18,005</b>	<b>32,251</b>	<b>30,944</b>	<b>30,474</b>	<b>29,004</b>	<b>27,463</b>	<b>25,848</b>	<b>24,155</b>	<b>22,381</b>	<b>21,423</b>	<b>19,423</b>
<b>\$ Increase (Decrease) from Previous Year</b>			(1,004)	(883)	(923)	14,246	(1,306)	(470)	(1,470)	(1,541)	(1,615)	(1,693)	(1,774)	(957)	(2,001)



