

Council

COUNCIL POLICY – LOAN BORROWINGS

Current Council Policy – Financial Management –
Borrowing Program and Asset Financing

Proposed Council Policy – Financial Management –
Loan Borrowings

Current & Future Loan Spreadsheet Calculations

Meeting Date: 24 March 2026

Number of Pages: 10

FINANCIAL MANAGEMENT – BORROWING PROGRAM AND ASSET FINANCING

Purpose

To recognise the degree to which borrowing is acceptable, determine in what circumstances borrowing should and should not be utilised, consider funding strategies for major assets and categories of services and satisfy the Western Australian Treasury Corporation that any new borrowings will not place financial stress on the Council.

Policy

1. Long-term borrowing will not be used to finance current operations or normal maintenance.
2. The Shire will strive to achieve a high reliance on pay-as-you-go financing for its capital improvements.
3. All debt issued, including by lease purchase methods, will be repaid within a period not to exceed the expected useful lives of the improvements financed by the debt.
4. The Council may consider borrowing proposals on their merits from time to time and give favourable consideration to borrowing money for the acquisition or construction of an asset under the following circumstances:
 - where the asset to be acquired is a new addition to the Council's asset base and the project contributes to the achievement of an identified strategic objective; or
 - where the asset replaces an existing asset and has a useful life of greater than 10 years; or
 - where the asset is required urgently and unexpectedly, or a significant community need for the asset has been identified; and
 - one of the following funding conditions exists:
 - the project will reduce operating costs to an extent sufficient to cover the cost of the project and generate further savings to the Shire.
 - the borrowing cost could be supported by additional revenue over the effective life of the project.
 - all alternative options for undertaking the project without borrowing have been investigated and proven less advantageous to the Council.
 - the income stream from the asset to be acquired or constructed exceeds the cost of borrowing over the life of that asset.
 - repayments will be met by a third party such as self-supporting loans and the financial stability of that party meets the criteria as set out in the Self-Supporting Loans Policy.

- to save for the acquisition or construction will result in the actual cost being greater than the cost of borrowing the money and acquiring it today, or
 - to delay a project would jeopardise it due to grant funding restrictions or opportunities.
5. Where surplus funds are available, the decision to repay or reduce borrowings should be made based on the facts available at the time giving due regard to minimising the overall cost to the Council.
 6. As a part of deliberations on loan financing, the Council will consider its capacity to pay based on the trends shown in quantitative data required by the Western Australian Treasury Corporation.

Document Control			
Document Responsibilities			
Owner	Chief Executive Officer	Business Unit	Corporate & Community Services
Reviewer	Executive Manager	Approval	Council
Document Compliance			
Legislation			
Other	Self-Supporting Loans Policy		
Document Management			
Version #	Effective Date	Sections Modified (if applicable)	
1	23 January 2007	Adopted	
2	17 June 2025	Reviewed	

FINANCIAL MANAGEMENT – LOAN BORROWINGS

Purpose

This Policy provides direction to management in relation to the decision-making framework surrounding the use of borrowings to finance activities. The objectives of this policy are to:

- Determine the circumstances borrowing should and should not be used;
- Minimise the costs of borrowings;
- Ensure, where possible, the structure of the borrowing is appropriate for the nature of the assets being funded;
- Consider intergenerational funding equity as part of determining the most appropriate way to fund major assets;
- Establish the process for monitoring the level of borrowing capacity; and
- To ensure decisions in relation to the use of borrowings are made within a long-term financial context with reference to the Shire's strategic plans.

Policy

Introduction

This Policy underpins the Shire's decision-making in the funding of the Shire's activities in the context of cash flow, budgeting, borrowings and investments. It is an important financial management tool in the funding of the Shire's expenditure. As such, this policy links closely to the Shire's Long Term Financial Plan and Corporate Business Plan in the context of:

- Strategic planning for the future of the Shire, covering short, medium and long term spending requirements;
- Current and estimated future revenues and the ability to increase the revenue stream through either rates, user charges, additional grant funds or entrepreneurial activities;
- Inter-generational equity; and
- Current and future funding needs for both operating and capital expenditures.

Intergenerational Equity

Intergenerational Equity means the concept of fairness or justice between generations

The Shire will seek to achieve intergenerational equity through the funding mix for assets with a very long useful life. The use of borrowings greatly assists to achieve this alignment of better matching the cost of paying for an asset with the consumption/benefit of the asset.

Types of Expenditure to be Funded by Loan Borrowings

Long-term borrowings will generally be considered for the following purposes:

1. Commercial activities, providing the proposed activity results in a positive cash inflow, positive net present value or the operation can meet the loan repayment obligations at no net cost to the Shire (e.g. Mount Barker Regional Saleyards);
2. Community assets that:
 - provide intergenerational benefit; and
 - have an economic life of over 5 years; and
 - if a disposal of the asset is planned, all associated borrowings are extinguished from the proceeds; and
 - the construction or acquisition is planned within the current Long Term Financial Plan and Corporate Business Plan and support the goals as outlined in the current Strategic Community Plan; and
 - the term of the borrowing does not exceed the economic life of the funded asset.
3. Self-Supporting loans (refer separate Council Policy – Self Supporting Loans); or
4. Refinancing existing borrowings; or
5. Projects that intensify the capital base for the purpose of reducing future operating costs.

Types of Expenditures not to be Funded by Long Term Borrowings

The Shire will not use borrowings to fund asset renewal which occurs on a frequent, regular or recurrent basis, such as:

- Road resurfacing;
- Plant and equipment changeover;
- ICT network renewal; or
- Office equipment.

To ensure that the Shire does not become reliant on borrowings as a mechanism to fund operations, the Shire shall not use borrowings to fund operating activities except for:

- Overdraft;
- Credit Cards; or
- Operating Leases.

Link to Strategic Planning

Borrowings shall be considered as a mechanism to assist in achieving the strategic objectives of the Shire and the decision to borrow is made in the context of its implication on the long-term financial sustainability of the Shire. The financial implications of current and proposed borrowings shall be included in the Corporate Business Plan and Long-Term Financial Plan.

Borrowing Capacity Limitations

The level of borrowings shall be maintained within defined limits to ensure long-term financial sustainability. The Shire shall ensure that the amount of borrowings does not exceed the limits, so that debt servicing costs can be met on an ongoing basis.

The following ratio benchmarks will be used when considering borrowing capacity limitations:

1. **Total Debt Ratio (TDR)** - is a measure of leverage and indicates the extent to which the total debt of a local government can be serviced by operating activities.

The Shire should maintain a TDR of 50% or less (base on WA Treasury Corporation guidelines). The ratio is calculated by:

$$= \frac{\text{Debt}}{\text{Operating Revenue}}$$

2. **Debt Service Cover Ratio (DSCR)** - is a measurement of debt serviceability and an indicator of the Shire's ability to generate sufficient cash flow to cover debt repayments.

The Shire should maintain a DSCR greater than or equal to 2.0 (based on Department guidelines). The ratio is calculated by:

$$= \frac{\text{Adjusted Operating Surplus}}{\text{Debt Service Costs}}$$

or

$$= \frac{\text{Op. Revenue} - (\text{Op. Expenditure} - \text{Depreciation} - \text{Interest})}{\text{Debt Service Costs}}$$

Consideration of Future Borrowings

The following applies to all new loan borrowings:

- a) Future Borrowings will only proceed if the proposed borrowings will not result in a breach of the borrowing capacity limitations as set in this policy;
- b) The decision on the type of borrowing, the term and interest rate arrangements shall take into account the purpose of the borrowing, the nature of the assets being funded, intergenerational equity and the cost of debt at the time of the borrowing, giving due regard to minimising exposure to interest rate movements; and
- c) Council approval is required for all new borrowings, predominately through the annual budget adoption process.

Document Control			
Document Responsibilities			
Owner	Chief Executive Officer	Business Unit	Corporate & Community Services
Reviewer	Executive Manager	Approval	Council
Document Compliance			
Legislation	S6.20 & s6.21 Local Government Act 1995		
Other	Self-Supporting Loans Policy		
Document Management			
Version #	Effective Date	Sections Modified (if applicable)	
1			
2			

	Term	%	Year 1 30 June 2026	Year 2 30 June 2027	Year 3 30 June 2028	Year 4 30 June 2029	Year 5 30 June 2030	Year 6 30 June 2031	Year 7 30 June 2032	Year 8 30 June 2033	Year 9 30 June 2034	Year 10 30 June 2035	Year 11 30 June 2036	Year 12 30 June 2037	Year 13 30 June 2038	Year 14 30 June 2039	Year 15 30 June 2040
CURRENT LOANS:																	
Saleyards Roof																	
Opening Balance			\$ 28,122	\$ -													
New Loan Funds			\$ -	\$ -													
Principal Repayments			\$ 28,122	\$ -													
Interest Expense		2.70%	\$ 1,315	\$ -													
Closing Balance			\$ -	\$ -													
Plantagenet Village Homes (SSL)																	
Opening Balance			\$ 222,806	\$ 179,706	\$ 135,887	\$ 91,338	\$ 46,047	-\$ 0									
New Loan Funds																	
Principal Repayments			\$ 43,100	\$ 43,818	\$ 44,549	\$ 45,292	\$ 46,047	\$ -									
Interest Expense		1.70%	\$ 3,520	\$ 2,802	\$ 2,072	\$ 1,329	\$ 574	\$ -									
Closing Balance			\$ 179,706	\$ 135,887	\$ 91,338	\$ 46,047	-\$ 0	-\$ 0									
Plantagenet Medical Centre																	
Opening Balance			\$ 216,382	\$ 174,152	\$ 131,405	\$ 88,135	\$ 44,335	-\$ 0									
New Loan Funds																	
Principal Repayments			\$ 42,230	\$ 42,747	\$ 43,270	\$ 43,800	\$ 44,335	\$ -									
Interest Expense		1.22%	\$ 2,511	\$ 1,994	\$ 1,471	\$ 942	\$ 406	\$ -									
Closing Balance			\$ 174,152	\$ 131,405	\$ 88,135	\$ 44,335	-\$ 0	-\$ 0									
Swimming Pool Refurbishment																	
Opening Balance			\$ 368,650	\$ 321,573	\$ 272,746	\$ 222,104	\$ 169,580	\$ 115,103	\$ 58,602	-\$ 0							
New Loan Funds																	
Principal Repayments			\$ 47,077	\$ 48,827	\$ 50,642	\$ 52,524	\$ 54,477	\$ 56,501	\$ 58,602	\$ -							
Interest Expense		3.68%	\$ 13,148	\$ 11,398	\$ 9,583	\$ 7,701	\$ 5,748	\$ 3,724	\$ 1,624	\$ -							
Closing Balance			\$ 321,573	\$ 272,746	\$ 222,104	\$ 169,580	\$ 115,103	\$ 58,602	-\$ 0	-\$ 0							
Mount Barker Golf Club - Green A (SSL)																	
Opening Balance			\$ 42,586	\$ 32,624	\$ 22,219	\$ 11,351	\$ 0										
New Loan Funds																	
Principal Repayments			\$ 9,962	\$ 10,405	\$ 10,868	\$ 11,351	\$ -										
Interest Expense		4.40%	\$ 1,764	\$ 1,321	\$ 859	\$ 376	\$ -										
Closing Balance			\$ 32,624	\$ 22,219	\$ 11,351	\$ 0	\$ 0										
PROPOSED LOANS (Not in accordance with current budget):																	
DFES - Bush Fire Brigade Sheds (SSL)																	
Opening Balance			\$ -	\$ -	\$ 1,500,000	\$ 1,381,091	\$ 1,256,161	\$ 1,124,908	\$ 987,009	\$ 842,130	\$ 689,916	\$ 529,996	\$ 361,980	\$ 185,458			
New Loan Funds	10 yrs		\$ -	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Principal Repayments			\$ -	\$ -	\$ 118,909	\$ 124,929	\$ 131,254	\$ 137,898	\$ 144,880	\$ 152,214	\$ 159,920	\$ 168,016	\$ 176,522	\$ 185,458			
Interest Expense		5.00%	\$ -	\$ -	\$ 73,532	\$ 67,512	\$ 61,188	\$ 54,543	\$ 47,562	\$ 40,227	\$ 32,521	\$ 24,426	\$ 15,920	\$ 6,983			
Closing Balance			\$ -	\$ 1,500,000	\$ 1,381,091	\$ 1,256,161	\$ 1,124,908	\$ 987,009	\$ 842,130	\$ 689,916	\$ 529,996	\$ 361,980	\$ 185,458	-\$ 0			
Swimming Pool Refurbishment																	
Opening Balance			\$ -	\$ -	\$ -	\$ 3,000,000	\$ 2,909,870	\$ 2,815,177	\$ 2,715,690	\$ 2,611,167	\$ 2,501,352	\$ 2,385,978	\$ 2,264,763	\$ 2,137,411	\$ 2,003,613	\$ 1,863,040	\$ 1,715,352
New Loan Funds	20 yrs		\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Repayments			\$ -	\$ -	\$ -	\$ 90,130	\$ 94,693	\$ 99,487	\$ 104,523	\$ 109,815	\$ 115,374	\$ 121,215	\$ 127,352	\$ 133,799	\$ 140,572	\$ 147,689	\$ 155,165
Interest Expense		5.00%	\$ -	\$ -	\$ -	\$ 148,887	\$ 144,324	\$ 139,531	\$ 134,494	\$ 129,203	\$ 123,643	\$ 117,802	\$ 111,666	\$ 105,219	\$ 98,445	\$ 91,329	\$ 83,852
Closing Balance			\$ -	\$ -	\$ 3,000,000	\$ 2,909,870	\$ 2,815,177	\$ 2,715,690	\$ 2,611,167	\$ 2,501,352	\$ 2,385,978	\$ 2,264,763	\$ 2,137,411	\$ 2,003,613	\$ 1,863,040	\$ 1,715,352	\$ 1,560,186

	Term	%	Year 1 30 June 2026	Year 2 30 June 2027	Year 3 30 June 2028	Year 4 30 June 2029	Year 5 30 June 2030	Year 6 30 June 2031	Year 7 30 June 2032	Year 8 30 June 2033	Year 9 30 June 2034	Year 10 30 June 2035	Year 11 30 June 2036	Year 12 30 June 2037	Year 13 30 June 2038	Year 14 30 June 2039	Year 15 30 June 2040
Wilson Park (Stage 1)																	
Opening Balance			\$ -	\$ -	\$ 700,000	\$ 644,509	\$ 586,209	\$ 524,957	\$ 460,604	\$ 392,994	\$ 321,961	\$ 247,331	\$ 168,924	\$ 86,547			
New Loan Funds	10 yrs		\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Principal Repayments			\$ -	\$ -	\$ 55,491	\$ 58,300	\$ 61,252	\$ 64,353	\$ 67,610	\$ 71,033	\$ 74,629	\$ 78,407	\$ 82,377	\$ 86,547			
Interest Expense		5.00%	\$ -	\$ -	\$ 34,315	\$ 31,506	\$ 28,554	\$ 25,453	\$ 22,196	\$ 18,773	\$ 15,177	\$ 11,399	\$ 7,429	\$ 3,259			
Closing Balance			\$ -	\$ 700,000	\$ 644,509	\$ 586,209	\$ 524,957	\$ 460,604	\$ 392,994	\$ 321,961	\$ 247,331	\$ 168,924	\$ 86,547	\$ 0			
Mount Barker Waste Management Facility - Cell 1																	
Opening Balance			\$ -	\$ -	\$ 475,000	\$ 437,345	\$ 397,784	\$ 356,221	\$ 312,553	\$ 266,674	\$ 218,473	\$ 167,832	\$ 114,627	\$ 58,728			
New Loan Funds	10 yrs		\$ -	\$ 475,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Principal Repayments			\$ -	\$ -	\$ 37,655	\$ 39,561	\$ 41,564	\$ 43,668	\$ 45,879	\$ 48,201	\$ 50,641	\$ 53,205	\$ 55,899	\$ 58,728			
Interest Expense		5.00%	\$ -	\$ -	\$ 23,285	\$ 21,379	\$ 19,376	\$ 17,272	\$ 15,061	\$ 12,739	\$ 10,298	\$ 7,735	\$ 5,041	\$ 2,211			
Closing Balance			\$ -	\$ 475,000	\$ 437,345	\$ 397,784	\$ 356,221	\$ 312,553	\$ 266,674	\$ 218,473	\$ 167,832	\$ 114,627	\$ 58,728	\$ 0			
Mount Barker Waste Management Facility - Cell 2																	
Opening Balance			\$ -	\$ -	\$ -	\$ -	\$ 1,330,000	\$ 1,268,654	\$ 1,204,203	\$ 1,136,488	\$ 1,065,346	\$ 990,602	\$ 912,074	\$ 829,571	\$ 742,890	\$ 651,822	\$ 556,143
New Loan Funds	15 yrs		\$ -	\$ -	\$ -	\$ 1,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Repayments			\$ -	\$ -	\$ -	\$ -	\$ 61,346	\$ 64,452	\$ 67,714	\$ 71,142	\$ 74,744	\$ 78,528	\$ 82,503	\$ 86,680	\$ 91,068	\$ 95,679	\$ 100,522
Interest Expense		5.00%	\$ -	\$ -	\$ -	\$ -	\$ 65,743	\$ 62,637	\$ 59,374	\$ 55,946	\$ 52,345	\$ 48,561	\$ 44,585	\$ 40,408	\$ 36,020	\$ 31,410	\$ 26,566
Closing Balance			\$ -	\$ -	\$ -	\$ 1,330,000	\$ 1,268,654	\$ 1,204,203	\$ 1,136,488	\$ 1,065,346	\$ 990,602	\$ 912,074	\$ 829,571	\$ 742,890	\$ 651,822	\$ 556,143	\$ 455,621
GRAND TOTALS																	
OPENING BALANCE			\$ 878,547	\$ 708,054	\$ 3,237,257	\$ 5,875,873	\$ 6,739,986	\$ 6,205,019	\$ 5,738,661	\$ 5,249,453	\$ 4,797,047	\$ 4,321,739	\$ 3,822,367	\$ 3,297,715	\$ 2,746,503	\$ 2,514,863	\$ 2,271,495
NEW LOANS			\$ -	\$ 2,675,000	\$ 3,000,000	\$ 1,330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PRINCIPAL REPAYMENTS			\$ 170,492	\$ 145,798	\$ 361,384	\$ 465,887	\$ 534,966	\$ 466,359	\$ 489,208	\$ 452,406	\$ 475,309	\$ 499,371	\$ 524,652	\$ 551,212	\$ 231,641	\$ 243,367	\$ 255,688
INTEREST EXPENSE			\$ 22,258	\$ 17,516	\$ 145,117	\$ 279,631	\$ 325,914	\$ 303,159	\$ 280,310	\$ 256,887	\$ 233,984	\$ 209,922	\$ 184,641	\$ 158,081	\$ 134,465	\$ 122,739	\$ 110,418
CLOSING BALANCE			\$ 708,054	\$ 3,237,257	\$ 5,875,873	\$ 6,739,986	\$ 6,205,019	\$ 5,738,661	\$ 5,249,453	\$ 4,797,047	\$ 4,321,739	\$ 3,822,367	\$ 3,297,715	\$ 2,746,503	\$ 2,514,863	\$ 2,271,495	\$ 2,015,807

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Term	%	30 June 2026	30 June 2027	30 June 2028	30 June 2029	30 June 2030	30 June 2031	30 June 2032	30 June 2033	30 June 2034	30 June 2035	30 June 2036	30 June 2037	30 June 2038	30 June 2039	30 June 2040
RATIO CALCULATIONS:		Inflation														
Total Debt Ratio (TDR):																
		\$ 708,054	\$ 3,237,257	\$ 5,875,873	\$ 6,739,986	\$ 6,205,019	\$ 5,738,661	\$ 5,249,453	\$ 4,797,047	\$ 4,321,739	\$ 3,822,367	\$ 3,297,715	\$ 2,746,503	\$ 2,514,863	\$ 2,271,495	\$ 2,015,807
Debt																
Operating Revenue	2.70%	\$17,135,120	\$17,597,768	\$18,072,908	\$18,560,876	\$19,062,020	\$19,576,695	\$20,105,265	\$20,648,108	\$21,205,607	\$21,778,158	\$22,366,168	\$22,970,055	\$23,590,246	\$24,227,183	\$24,881,317
Total Debt Ratio (benchmark 50% or less) =		4%	18%	33%	36%	33%	29%	26%	23%	20%	18%	15%	12%	11%	9%	8%
Maximum borrowing capacity using the TDR =		\$ 8,567,560	\$ 8,798,884	\$ 9,036,454	\$ 9,280,438	\$ 9,531,010	\$ 9,788,347	\$10,052,633	\$10,324,054	\$10,602,803	\$10,889,079	\$11,183,084	\$11,485,027	\$11,795,123	\$12,113,591	\$12,440,658
Additional funds to meet Borrowing Capacity (max):		\$ 7,859,506	\$ 5,561,628	\$ 3,160,581	\$ 2,540,452	\$ 3,325,991	\$ 4,049,686	\$ 4,803,180	\$ 5,527,007	\$ 6,281,065	\$ 7,066,712	\$ 7,885,369	\$ 8,738,524	\$ 9,280,260	\$ 9,842,096	\$10,424,851
Debt Service Cover Ratio (DSCR):																
<u>Adjusted Operating Surplus:</u>																
= Operating Revenue		\$17,135,120	\$17,597,768	\$18,072,908	\$18,560,876	\$19,062,020	\$19,576,695	\$20,105,265	\$20,648,108	\$21,205,607	\$21,778,158	\$22,366,168	\$22,970,055	\$23,590,246	\$24,227,183	\$24,881,317
less (Operating Expenditure	2.20%	\$26,346,744	\$26,926,372	\$27,518,753	\$28,124,165	\$28,742,897	\$29,375,240	\$30,021,496	\$30,681,969	\$31,356,972	\$32,046,825	\$32,751,856	\$33,472,396	\$34,208,789	\$34,961,382	\$35,730,533
less Depreciation	1.00%	\$11,509,062	\$11,624,153	\$11,740,394	\$11,857,798	\$11,976,376	\$12,096,140	\$12,217,101	\$12,339,272	\$12,462,665	\$12,587,292	\$12,713,165	\$12,840,296	\$12,968,699	\$13,098,386	\$13,229,370
less Interest)		\$ 22,258	\$ 17,516	\$ 145,117	\$ 279,631	\$ 325,914	\$ 303,159	\$ 280,310	\$ 256,887	\$ 233,984	\$ 209,922	\$ 184,641	\$ 158,081	\$ 134,465	\$ 122,739	\$ 110,418
Adjusted Operating Surplus		\$ 2,319,696	\$ 2,313,064	\$ 2,439,666	\$ 2,574,141	\$ 2,621,413	\$ 2,600,754	\$ 2,581,181	\$ 2,562,299	\$ 2,545,284	\$ 2,528,546	\$ 2,512,118	\$ 2,496,035	\$ 2,484,622	\$ 2,486,925	\$ 2,490,572
Debt Service Costs		\$ 192,751	\$ 163,313	\$ 506,501	\$ 745,518	\$ 860,880	\$ 769,518	\$ 769,518	\$ 709,293	\$ 709,293	\$ 709,293	\$ 709,293	\$ 709,293	\$ 366,106	\$ 366,106	\$ 366,106
Debt Service Cover Ratio (benchmark 2.0 or higher)		12.0	14.2	4.8	3.5	3.0	3.4	3.4	3.6	3.6	3.6	3.5	3.5	6.8	6.8	6.8
Maximum annual serviceability using the TDR =		\$ 1,159,848	\$ 1,156,532	\$ 1,219,833	\$ 1,287,070	\$ 1,310,707	\$ 1,300,377	\$ 1,290,591	\$ 1,281,149	\$ 1,272,642	\$ 1,264,273	\$ 1,256,059	\$ 1,248,018	\$ 1,242,311	\$ 1,243,463	\$ 1,245,286
Loan servicing costs 'spare' to meet max. DSCR =		\$ 967,098	\$ 993,219	\$ 713,333	\$ 541,552	\$ 449,826	\$ 530,859	\$ 521,072	\$ 571,856	\$ 563,349	\$ 554,980	\$ 546,766	\$ 538,725	\$ 876,205	\$ 877,357	\$ 879,180