

THE BERMUDA HOUSING TRUST

Financial Statements

March 31, 2020

The accompanying financial statements were prepared in accordance with the accounting principles generally accepted in Bermuda. The financial statements are the responsibility of the Board of Directors and the management of the Trust. The Board of Directors has reviewed these financial statements and, based on the information provided to it, has approved them for issue.

The financial statements are prepared on a going concern basis. The Trust's financial statements are prepared on a going concern basis, which means that the Trust is expected to continue to operate for the foreseeable future. The Trust's financial statements are prepared on a going concern basis, which means that the Trust is expected to continue to operate for the foreseeable future.

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BERMUDA HOUSING TRUST

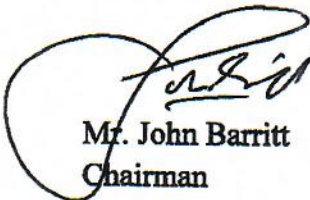
Management's Responsibility for the Financial Statements

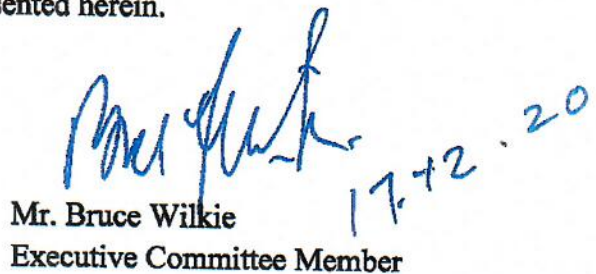
These financial statements have been prepared by those charged with governance, who are responsible for the reliability, integrity and objectivity of the information provided. The preparation of financial statements necessarily involves using the Trust's best estimates and judgments, where appropriate.

Those charged with governance are responsible for maintaining a comprehensive system of accounting records, internal controls, policies and management practices, designed to provide reasonable assurance that transactions are properly authorized and in compliance with legislation, assets are safeguarded, and reliable financial information is available on a timely basis.

The Board of Trustees is charged with governance of the Bermuda Housing Trust and is responsible for financial reporting and internal controls. There is an Executive Committee which meets periodically, between regularly scheduled monthly meetings of the Board of Trustees, to review and discuss matters relating to financial reporting, internal control and audits. The Executive Committee reviews the financial statements before taking them to the Board proper for approval. The financial statements have been approved by the Board of Trustees and have been examined by the Office of the Auditor General.

The accompanying Independent Auditor's Report is presented herein.


Mr. John Barritt
Chairman


Mr. Bruce Wilkie
Executive Committee Member
17.12.20

(DATE Dec 17, 2020)



Office of the Auditor General

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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees of the Bermuda Housing Trust

Report on the Audit of the Financial Statements

Opinion

I have audited the financial statements of the Bermuda Housing Trust, which comprise the statement of financial position as at March 31, 2020, and the statements of operations and accumulated surplus, remeasurement gains and losses, change in net debt and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Bermuda Housing Trust as at March 31, 2020, and the results of its operations, changes in its net debt and its cash flows for the year then ended in accordance with public sector accounting standards generally accepted in Bermuda and Canada.

Basis for Opinion

I conducted my audit in accordance with auditing standards generally accepted in Bermuda and Canada. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the Bermuda Housing Trust in accordance with the ethical requirements that are relevant to my audit of the financial statements in Bermuda, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with public sector accounting standards generally accepted in Bermuda and Canada, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Bermuda Housing Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Bermuda Housing Trust or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Bermuda Housing Trust's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in Bermuda and Canada will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with auditing standards generally accepted in Bermuda and Canada, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

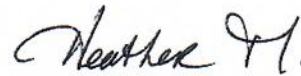
- Identify and assess the risks of material misstatement of the financial statements (whether due to fraud or error), design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than from one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Bermuda Housing Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going-concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Bermuda Housing Trust's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Bermuda Housing Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements (including the disclosures), and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during the audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence and, where applicable, related safeguards.

A further description of the auditor's responsibilities for the audit of the financial statements is located at the Office of the Auditor General website at: www.oagbermuda.bm. This description forms part of my auditor's report.

Hamilton, Bermuda
December 17, 2020



Heather Thomas, CPA, CFE, CGMA
Auditor General

THE BERMUDA HOUSING TRUST
STATEMENT OF FINANCIAL POSITION

As at March 31, 2020

	2020	2019
	\$	\$
FINANCIAL ASSETS		
Cash and cash equivalents (Note 3)	2,436,504	2,710,301
Accounts receivable, net (Note 4)	10,867	7,578
Portfolio investments (Note 5)	577,073	590,924
	<u>3,024,444</u>	<u>3,308,803</u>
LIABILITIES		
Accounts payable and accrued liabilities	53,020	94,304
Rental deposits	102,796	97,940
Deferred rental income	13,855	16,755
Long-term debt (Note 7)	5,197,640	5,757,933
	<u>5,367,311</u>	<u>5,966,932</u>
NET DEBT	<u>(2,342,867)</u>	<u>(2,658,129)</u>
NON-FINANCIAL ASSETS		
Prepaid expenses	13,900	13,905
Tangible capital assets (Note 6)	12,906,476	12,857,517
	<u>12,920,376</u>	<u>12,871,422</u>
ACCUMULATED SURPLUS	<u>10,577,509</u>	<u>10,213,293</u>
Accumulated surplus is comprised of:		
Accumulated surplus from operations	10,458,581	9,880,344
Accumulated remeasurement gains	118,928	332,949
	<u>10,577,509</u>	<u>10,213,293</u>
CONTRACTUAL OBLIGATIONS (Note 15)		

The accompanying notes are an integral part of these financial statements

THE BERMUDA HOUSING TRUST

STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS

For the year ended March 31, 2020

	2020 Budget (Note 14) \$	2020 Actual \$	2019 Actual \$
REVENUES			
Rental income (Note 10)	1,916,000	1,929,113	1,921,675
Realized gain on sale of portfolio investments	-	-	319,407
Other contributions	22,500	65,405	108,310
Contribution from Bank of Bermuda Foundation	50,000	50,000	50,000
Interest income	-	29,291	1,950
Investment income	-	19,020	22,857
Other	-	220	1,492
	<u>1,988,500</u>	<u>2,093,049</u>	<u>2,425,691</u>
EXPENSES (Note 11)			
Amortization of tangible capital assets (Note 6)	530,000	548,265	521,393
Interest	-	287,301	301,472
Dr. Cann Park	1,486,500	202,207	255,209
Professional services	-	116,233	143,901
General administration	365,000	123,523	121,609
Westcott Cottage	200,000	-	-
Purvis Park	130,000	43,790	104,312
Ferguson Park	129,000	71,510	89,543
Heydon Park	70,500	57,146	82,422
Elizabeth Hills	53,500	64,837	61,489
	<u>2,964,500</u>	<u>1,514,812</u>	<u>1,681,350</u>
OPERATING SURPLUS FOR THE YEAR	<u>(976,000)</u>	578,237	744,341
ACCUMULATED SURPLUS FROM OPERATIONS, BEGINNING OF YEAR		<u>9,880,344</u>	<u>9,136,003</u>
ACCUMULATED SURPLUS FROM OPERATIONS, END OF YEAR		<u>10,458,581</u>	<u>9,880,344</u>

The accompanying notes are an integral part of these financial statements

THE BERMUDA HOUSING TRUST
STATEMENT OF REMEASUREMENT GAINS AND LOSSES

For the year ended March 31, 2020

	2020	2019
	\$	\$
ACCUMULATED REMEASUREMENT GAINS, BEGINNING OF YEAR	332,949	531,058
Unrealized (losses) gains attributable to:		
Portfolio investments	(214,021)	121,298
Amounts reclassified to the statement of operations and accumulated surplus:		
Portfolio investments	-	(319,407)
Net remeasurement losses for the year	(214,021)	(198,109)
ACCUMULATED REMEASUREMENT GAINS, END OF YEAR	118,928	332,949

The accompanying notes are an integral part of these financial statements

THE BERMUDA HOUSING TRUST
STATEMENT OF CHANGE IN NET DEBT

For the year ended March 31, 2020

	2020	2019
	\$	\$
NET DEBT, BEGINNING OF YEAR	<u>(2,658,129)</u>	<u>(3,667,687)</u>
Operating surplus for the year	578,237	744,341
Acquisition of tangible capital assets (Note 6)	(597,224)	(55,095)
Amortization of tangible capital assets (Note 6)	548,265	521,393
Addition to prepaid expenses	(13,900)	(13,905)
Use of prepaid expenses	13,905	10,933
Net remeasurement gains	<u>(214,021)</u>	<u>(198,109)</u>
Decrease in net debt during the year	<u>315,262</u>	<u>1,009,558</u>
NET DEBT, END OF YEAR	<u><u>(2,342,867)</u></u>	<u><u>(2,658,129)</u></u>

The accompanying notes are an integral part of these financial statements

THE BERMUDA HOUSING TRUST
STATEMENT OF CASH FLOWS
For the year ended March 31, 2020

	2020	2019
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES		
Operating surplus for the year	578,237	744,341
Adjustment for items not affecting cash:		
Amortization of tangible capital assets	548,265	521,393
Realized gain on sale of portfolio investments	-	(319,407)
	<u>1,126,502</u>	<u>946,327</u>
Changes in non-cash working capital:		
(Increase) decrease in accounts receivable	(3,289)	2,725
Decrease (increase) in prepaid expenses	5	(2,972)
Decrease (increase) in accounts payable and accrued liabilities	(41,284)	26,266
Increase in rental deposits	4,856	6,117
Decrease in deferred income	(2,900)	(16,925)
	<u>1,083,890</u>	<u>961,538</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Addition to portfolio investments	(200,170)	(52,204)
Proceeds from sale of portfolio investments	-	403,970
	<u>(200,170)</u>	<u>351,766</u>
CASH FLOWS USED IN CAPITAL ACTIVITIES		
Purchase of tangible capital assets	(597,224)	(55,095)
CASH FLOWS USED IN FINANCING ACTIVITIES		
Long-term debt (Note 7)	-	6,149,606
Repayments of long-term debt (Note 7)	(560,293)	(6,591,896)
	<u>(560,293)</u>	<u>(442,290)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	<u>(273,797)</u>	<u>815,919</u>
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>2,710,301</u>	<u>1,894,382</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>2,436,504</u>	<u>2,710,301</u>
SUPPLEMENTAL CASH FLOW INFORMATION		
Unrestricted cash	1,130,443	1,639,588
Restricted cash	1,306,061	1,070,713
	<u>2,436,504</u>	<u>2,710,301</u>
Interest paid	<u>287,301</u>	<u>265,707</u>

The accompanying notes are an integral part of these financial statements

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2020

1. AUTHORITY AND NATURE OF OPERATIONS

The Bermuda Housing Trust (the "Trust") was constituted in its present form by an Act of Parliament on August 3, 1965. The function of the Trust is to initiate and administer programs for the relief of poverty, suffering and misfortune among elderly persons in Bermuda by providing accommodation for such persons on favourable terms.

2. SIGNIFICANT ACCOUNTING POLICIES

Pursuant to standards established by the Public Sector Accounting Board of the Chartered Professional Accountants Canada, the Trust is classified as a government not-for-profit organization. These financial statements have prepared in accordance with public sector accounting standards generally accepted in Bermuda and Canada. During the year, many countries, including Bermuda, experienced an outbreak of COVID-19. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. The Trust is monitoring the evolution of this pandemic; it expects that COVID-19 might have some impact. This will depend on future developments, including the Government monetary and fiscal interventions to stabilize the economy and any directives the Government issues to control the spread of the virus, whether voluntary or enforced by law. The Trust has the ability to meet its ongoing obligations, and thus, the going concern basis of preparation is appropriate.

(a) Revenue recognition

Rental income is recognized on an accrual basis. Deferred rental income is classified as a liability on the statement of financial position until it is recognized as earned income during the accounting period to which it relates.

Dividends received on investment are recognized when the shareholder's right to receive payment has been established.

Interest is recognized as it accrues daily, by reference to the principal outstanding and at the effective yield on the asset.

Government transfers are recognized as revenues when the transfer is authorized and any eligibility criteria are met, except to the extent that the transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations and accumulated surplus as the stipulation liabilities are settled.

(b) Donations

All donations are accounted for as revenue when received. The Trust records the value of donated goods and services at fair value when the fair value can be reasonably estimated, and the goods and services used in the normal course of operations would otherwise have been purchased or incurred.

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2020

2. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

(b) Donations (continued)

Trustees of the Trust contribute a significant number of hours and services each year assisting the Trust in carrying out its programs. Similarly, the Bermuda Housing Corporation and the Department of Works and Engineering provide architectural and engineering services respectively at no charge to the Trust. Where monetary value can be reasonably ascertained, those donations-in-kind are recorded at fair value. Where monetary value cannot be reasonably ascertained, those donations-in-kind have not been recognized.

(c) Cash and cash equivalents

Cash and cash equivalents, other than restricted cash, include all cash on deposit with financial institutions that can be withdrawn without prior notice or penalty, and term deposits with an original maturity of 90 days or less.

The restricted cash includes cash with a local bank that can only be used for debt financing and to build up cash reserves for the maintenance sinking fund (note 10).

(d) Accounts receivable

Accounts receivable are recognized at their carrying values, less any allowance for doubtful accounts. Interest is not accrued on overdue accounts receivable.

Bad debts, if any, are charged against the allowance for doubtful accounts.

(e) Allowance for doubtful accounts

The Trust provides allowance for doubtful accounts when there is evidence that the Trust will not be able to collect all amounts due according to the original terms of receivables. The amount of provision is equal to the estimated collection losses based on past collection experience and management's review of the current status of the long outstanding receivables.

(f) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current period and are not intended for sale in the normal course of operations.

(g) Tangible capital assets and amortization

Tangible capital assets are initially measured at cost or fair market value. The cost of an asset consists of its purchase price and costs directly attributable to making the asset ready for its intended use.

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2020

2. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

(g) Tangible capital assets and amortization (cont'd)

Subsequent expenses incurred after the assets have been put into operation, such as repairs and maintenance and overhaul costs are charged to revenue in the period the costs are incurred. However, expenses that result in an increase in the future economic benefit in excess of the originally assessed standard of performance of the existing asset are capitalized as an additional cost of the tangible capital assets. When assets are sold or retired, their cost and accumulated amortization are eliminated from the accounts and any resulting gain or loss is included in the statement of operations and accumulated surplus.

Leasehold improvements are amortized over the terms of the lease or the estimated useful life of the improvements, whichever is shorter.

Amortization is computed using the straight-line method over the estimated useful lives of the tangible capital assets as follows:

Buildings	-	40 years
Furniture and fixtures	-	10 years
Office furniture	-	10 years
Office equipment	-	5 years
Unit refurbishment		3 years
Computer equipment	-	3 years
Computer software	-	3 years
Leasehold improvements	-	lease term

(h) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization. All other borrowing costs are recognized in the statement of operations and accumulated surplus in the period in which they are incurred.

(i) Measurement uncertainty

These financial statements are prepared in accordance with public sector accounting standards generally accepted in Bermuda and Canada. These standards require management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Significant areas requiring the use of estimates include the provision of doubtful accounts and estimated useful lives of capital assets. Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Actual results could differ from these estimates.

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2020

2. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

(j) Financial instruments

The Trust's financial instruments consist of cash and cash equivalents, accounts receivable, portfolio investments, accounts payable and accrued liabilities, rental deposits and long-term debt. It is management's opinion that the Trust is not exposed to significant interest rate, currency and credit risks arising from these financial instruments.

The following methods and assumptions were used by the Trust in estimating fair value amounts recognized for financial instruments:

Cash and cash equivalents:

The carrying amounts reported in the statement of financial position for these financial instruments equal to their fair value due to their relative short-term nature.

Portfolio investments:

The fair value of these financial instruments is estimated using bid prices quoted in active markets. They are initially recognized at cost and subsequently carried at fair value.

The Trust classifies its investments using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Level 1 Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 Market-based inputs other than quoted prices that are observable for the asset or liability either directly or indirectly.
- Level 3 Inputs for the asset or liability that are not based on observable market data; assumptions are based on the best internal and external information available and are most suitable and appropriate based on the type of financial instrument being valued in order to establish what the transaction price would have been on the measurement date in an arm's length transaction.

Unrealized gains and losses from changes in fair value of financial instruments are recognized in the statement of remeasurement gains and losses until such time the financial instrument is derecognized due to disposal or impairment. When the financial instrument is derecognized, the cumulative amount of gains and losses is reversed from the statement of remeasurement gains and losses and recognized in the statement of operations and accumulated surplus.

Dividends attributable to financial instruments are reported in the statement of operations and accumulated surplus.

Transaction costs related to financial instruments measured at fair value are expensed as incurred. Transaction costs are added to the carrying value of financial instruments in the cost or amortized cost category when they are initially recognized.

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2020

2. SIGNIFICANT ACCOUNTING POLICIES (cont'd)

(j) Financial instruments (cont'd)

Other assets and liabilities:

Accounts receivable, accounts payable and accrued liabilities, rental deposits and long-term debt are measured at cost or amortized cost.

(k) New and Amended Public Sector Accounting Standards

PSAB has issued a number of new public sector accounting standards and amendments to standards that are not yet effective for the year ended March 31, 2020. In particular, the new and amended standards, which become effective for annual periods on or after April 1, 2022 are:

Foreign Currency Translation, PS 2601	- Effective date April 1, 2022
Portfolio Investments, PS 3041	- Effective date April 1, 2022
Financial Instruments, PS 3450	- Effective date April 1, 2022
Asset Retirement Obligations, PS 3280	- Effective date April 1, 2022
Revenues, PS 3400	- Effective date April 1, 2023

The Board of Trustees (the "Board") is currently assessing the impact of the new and amended public sector accounting standards on the financial statements of the Trust.

3. CASH AND CASH EQUIVALENTS

	<u>2020</u>	<u>2019</u>
Term deposits	\$1,778,471	\$1,643,933
Cash deposits	657,192	1,065,626
Petty cash	841	742
	<u>\$2,436,504</u>	<u>\$2,710,301</u>

Cash deposits of \$ 1,306,061 (2019 - \$1,070,713) are subject to an externally imposed restriction by HSBC Bank Bermuda Limited (the "Bank"), giving the Bank a first security position over a deposit account, the loan servicing account, which was created to receive rental income from Dr. Cann Park to be used to pay the long-term debt. These amounts are not available for any other purposes without the approval of the Bank.

4. ACCOUNTS RECEIVABLE

The accounts receivable balance consists of the following:

	<u>2020</u>	<u>2019</u>
Rent receivable	\$ 7,867	\$ 5,623
Other receivables	3,085	2,014
Allowance for doubtful accounts	(85)	(59)
	<u>\$ 10,867</u>	<u>\$ 7,578</u>

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2020

5. PORTFOLIO INVESTMENTS

	2020		2019	
	Fair Value	Cost	Fair Value	Cost
Mutual Funds (17,074 shares)	\$ 204,553	\$ 205,187	\$ 220,120	\$ 204,962
Bank of N.T. Butterfield & Son Limited (10,000* shares)	180,000	45,125	340,000	45,125
Ascendant Group Limited (formerly BELCO Holdings) (8 shares)	242	13	176	13
One Communications Limited (8,852 shares)	35,408	7,793	30,628	7,793
Butterfield Bermuda Fund Limited Series A (5,729 shares)	156,870	200,027	-	-
	<u>\$ 577,073</u>	<u>\$ 458,145</u>	<u>\$ 590,924</u>	<u>\$ 257,893</u>

* On August 30, 2016, the Bank of N.T. Butterfield & Son Limited shareholders approved a 10 to 1 reverse stock split with an effective date of September 6, 2016.

The fair value hierarchy of the Trust's portfolio investments as at March 31, 2020 are as follows:

	Level 1	Level 2	Total
Mutual Funds	\$ 103,463	\$ 101,090	\$ 204,553
Bank of N.T. Butterfield & Son Limited	180,000	-	180,000
Ascendant Group Limited	242	-	242
One Communications Limited	35,408	-	35,408
Butterfield Bermuda Fund Limited Series A	156,870	-	156,870
	<u>\$ 475,983</u>	<u>\$ 101,090</u>	<u>\$ 577,073</u>

The fair value hierarchy as at March 31, 2019 are as follows:

	Level 1	Level 2	Total
Mutual Funds	\$ 109,178	\$ 110,942	\$ 220,120
Bank of N.T. Butterfield & Son Limited	340,000	-	340,000
Ascendant Group Limited	176	-	176
One Communications Limited	30,628	-	30,628
	<u>\$ 479,982</u>	<u>\$ 110,942</u>	<u>\$ 590,924</u>

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2020

6. TANGIBLE CAPITAL ASSETS

2020

	Elizabeth Hills \$	Purvis Park \$	Heydon Park \$	Ferguson Park \$	Dr. Cann Park \$	Westcott Cottage \$	Furniture & Equipment \$	Computer equipment & software \$	Office Equipment \$	Leasehold Improvements \$	Total \$
Opening cost	851,683	806,523	901,539	3,126,420	14,983,633	-	41,092	8,951	14,099	41,166	20,775,106
Additions	27,814	12,570	16,300	-	13,901	-	-	7,835	-	-	78,420
Work in Progress	-	-	-	-	353,791	165,013	-	-	-	-	518,804
Closing cost	879,497	819,093	917,839	3,126,420	15,351,325	165,013	41,092	16,786	14,099	41,166	21,372,330
Opening accumulated amortization	739,175	589,818	806,547	1,434,506	4,242,333	-	40,994	8,951	14,099	41,166	7,917,589
Amortization	25,019	29,693	14,966	78,076	397,860	-	39	2,612	-	-	548,265
Closing accumulated amortization	764,194	619,511	821,513	1,512,582	4,640,193	-	41,033	11,563	14,099	41,166	8,465,854
Net book value	115,303	199,582	96,326	1,613,838	10,711,132	165,013	59	5,223	-	-	12,906,476

2019

	Elizabeth Hills \$	Purvis Park \$	Heydon Park \$	Ferguson Park \$	Dr. Cann Park \$	Furniture & Equipment \$	Computer equipment & software \$	Office Equipment \$	Leasehold Improvements \$	Total \$
Opening cost	851,683	786,246	885,189	3,126,420	14,965,165	41,092	8,951	14,099	41,166	20,720,011
Additions	-	20,277	16,350	-	18,468	-	-	-	-	55,095
Closing cost	851,683	806,523	901,539	3,126,420	14,983,633	41,092	8,951	14,099	41,166	20,775,106
Opening accumulated amortization	723,428	567,435	792,956	1,356,346	3,850,870	40,945	8,951	14,099	41,166	7,396,196
Amortization	15,747	22,383	13,591	78,160	391,463	49	-	-	-	521,393
Closing accumulated amortization	739,175	589,818	806,547	1,434,506	4,242,333	40,994	8,951	14,099	41,166	7,917,589
Net book value	112,508	216,705	94,992	1,691,914	10,741,300	98	-	-	-	12,857,517

The land for Elizabeth Hills was donated to the Trust and is recorded at a nominal value of \$2. Lands for Purvis Park and Heydon Park have each been leased to the Trust for 99 years by the Government of Bermuda (the "Government") and Heydon Trust, respectively. Land at Ferguson Park and Dr. Cann Park have each been leased to the Trust for 129 years and 99 years, respectively, by the Bermuda Land Development Company Limited ("BLDC").

THE BERMUDA HOUSING TRUST
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MARCH 31, 2020

7. LONG-TERM DEBT

On February 23, 2006, the Trust secured a ten-year \$12.5 million construction loan with the Bank for development of 100 seniors' homes at Dr. Cann Park. The interest rate for this loan is at the Bank's Bermuda dollar base rate plus 1.25% per annum. The loan is primarily secured by an assignment of rental income from the lease of the property. In addition, the Bank has a conditional assignment of any lease agreements entered into by the Trust with prospective tenants. The Bank also has an assignment by way of security and charge over concluded leases granted by BLDC. The Bank was also provided a certificate from a recognized Bermuda insurer that appropriate insurance is in force and that the bank is named as a mortgage and loss payee. Lastly, the loan is secured by a conditional assignment by way of security of fixed price contract. The term of the facility allowed for an interest only period, commencing from the first draw-down and expiring 24 months thereafter or upon substantial completion of the Dr. Cann Park Project whichever comes earlier.

Additionally, on February 9, 2006, the Bank of Bermuda Foundation (the "Foundation") pledged to donate up to \$2.5 million upon completion of the Dr. Cann Project. This amount has been received from the Foundation.

On September 7, 2007, the capitalized interest payable and the principal amount outstanding amounting to \$672,599 and \$11,827,401 respectively, totaling \$12.5 million were converted into a term loan. The loan is for a term of 8 years or such longer date as the bank in its absolute discretion may agree in writing. The term loan shall be repaid by monthly amortized installments of capital and interest of approximately \$85,000 per month (\$1,020,000 per annum). The Trust shall make a bullet payment equal to any outstanding balances of the facility together with interest and other costs and expenses on or before the expiration of the amortized term.

On February 1, 2016, the Trust negotiated an amendment to the long-term debt agreement with the Bank. The new agreement calls for monthly loan payments of \$70,000, of which \$50,000 will be discharged to principal and interest and \$20,000 to a maintenance sinking fund for maintenance projects to Dr. Cann Park as agreed by the Bank. The interest rate on the loan has been amended to the greater of 3.5% per annum or HSBC Commercial Base Rate less 0.75%. In addition, the Trust may make ad hoc balloon payments reducing the principal of the loan without penalty, in amounts of \$180,000 or more, and further decreasing the interest rate by 10 basis points, subject to a floor equating to the greater of the HSBC Commercial Base Rate - 1.25% or interest rate of 3.5%. Per the agreement, the loan shall be repaid in full on or before June 8, 2018. All amounts owing to the Bank under the loan shall at all times be secured by the following:

- (a) a conditional assignment of rents pertaining to any lease agreements entered into by the Trust with tenants of the apartments within Dr. Cann Park and/or over the rental income emanating therefrom in form or substance acceptable to the Bank;
- (b) an equitable charge (the "Equitable Charge") in a form acceptable to the Bank over a lease of Dr. Cann Park dated September 17, 2014 (the "Ground Lease") granted by BLDC;
- (c) an estoppel waiver from BLDC confirming that BLDC consents to the charging of the Ground Lease and accepts the Bank's entitlements under the Equitable Charge in an event of default by the Trust of this facility letter; and

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
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7. LONG-TERM DEBT (cont'd)

(d) a pledge agreement incorporating an assignment and charge over the account held by the Trust at the Bank (which inter alia shall hold the maintenance sinking fund).

The loan agreement also includes a negative pledge that the Trust shall not create or permit to subsist any mortgage, pledge, lien, charge, assignment, hypothecation or security interest or any other agreement or arrangement having the effect of conferring security over and in respect of any of its assets other than those in favour of the Bank without the prior written consent of the Bank.

On June 19, 2018 the Trust refinanced the maturing outstanding loan balance in the amount of \$6,128,406 with a new loan in the amount of \$6,149,606. The loan is for a period of five (5) years from the date of refinancing with monthly installments of \$49,840 and an interest rate of 0.50% per annum above the Bank's Base Rate.

Principal and interest payments made by the Trust during the year amounted to \$560,293 (2019 - \$483,016) and \$287,301 (2019 - \$265,707), respectively.

Interest payable on long-term debt included on the statement of financial position at March 31, 2020 was \$19,385 (2019- \$19,877).

Management estimates future principal repayments, until maturity, as follows:

2021	\$ 333,173
2022	351,092
2023	369,974
2024	<u>4,143,401</u>
	<u>\$ 5,197,640</u>

8. RELATED PARTY TRANSACTIONS

The Trust is related to all Government departments, ministries, funds, agencies and quasi-autonomous non-governmental organizations under the common control of the Government. Also, the Trust is related to organizations that the Government jointly controls or significantly influences.

The Trust enters into transactions with these entities in the normal course of business and such transactions are measured at the exchange amount which is the amount of consideration established and agreed by the related parties.

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
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8. RELATED PARTY TRANSACTIONS (cont'd)

Significant transactions with the Government and other related parties include:

	Transactions for the year		Due at year-end	
	2020	2019	2020	2019
Revenue and receivables:				
Subsidized rent	928,158	944,163	-	-
Donated trustee fees	1,900	2,000	-	-
	<u>930,058</u>	<u>946,163</u>	<u>-</u>	<u>-</u>
Expenses and payables:				
Security services	-	1,945	-	-
Social insurance	1,613	1,641	287	33
Payroll tax	1,437	1,276	850	814
	<u>3,050</u>	<u>4,862</u>	<u>1,137</u>	<u>847</u>

9. EMPLOYEE FUTURE BENEFITS

(a) Pension plan

The Trust has a defined contribution pension plan whereby the Trust matches employee contributions of 5% (2019 - 5%) of current salary levels. The Trust's contributions to the plan during the year totaled \$3,396 (2019 - \$3,942). These contributions represent the total liability of the Trust. The pension scheme is administered by BF&M Limited.

(b) Compensated absences

Compensated absences include maternity leave, sick leave and vacation days. All these benefits are unfunded.

Maternity leave does not accumulate or vest and therefore an expense and liability is only recognized when extended leave is applied for and approved. There was no maternity leave applied for or approved during the current year and therefore, no liability has been accrued in the accounts.

Sick leave does not accumulate or vest, and like maternity leave, a liability is recorded only when extended leave is applied for and approved. There was no extended sick leave applied for or approved during the current year and therefore, no liability has been accrued in the accounts.

Vacation days accumulate and vest, however a liability is not accrued each period.

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
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10. RENTAL INCOME

Rental income earned is reported as follows:

	<u>2020</u>	<u>2019</u>
Total rental income earned during the year	\$ 1,929,113	\$1,921,675
Less: Unrestricted rental income	<u>(842,163)</u>	<u>(843,600)</u>
Restricted rental income	<u>\$ 1,086,950</u>	<u>\$ 1,078,075</u>

Restricted rental income relates to all rental income received from the tenants of Dr. Cann Park. The amounts are subject to an externally imposed restriction by the Bank, giving the Bank a first security position over all rental income received from tenants of Dr. Cann Park.

The cash received from restricted rental income was applied to the long-term debt (note 7) as follows:

	<u>2020</u>	<u>2019</u>
Principal payments	\$ 310,771	\$ 283,016
Interest payments	287,301	265,707
Maintenance sinking fund	238,878	329,352
Additional principal payment	<u>250,000</u>	<u>200,000</u>
Total payments	<u>\$ 1,086,950</u>	<u>\$ 1,078,075</u>

The maintenance sinking fund is available for the following purposes:

- (a) To carry out stair replacement works at the Dr. Cann Park property, the cost of which shall be evidenced by an independent engineer or surveyor's report;
- (b) To carry out other non-routine maintenance at Dr. Cann Park, the cost of which exceeds \$40,000 which shall be evidenced by an independent engineer or surveyor's report;
- (c) To make voluntary prepayments against the facility; and
- (d) To carry out other projects as agreed with the Bank.

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 2020

11. EXPENSES BY OBJECT

The following is a summary of expenses by object:

	<u>2020</u>	<u>2019</u>
Amortization of tangible capital assets (note 6)	\$ 548,265	\$ 521,393
Interest	287,301	301,472
Repairs and maintenance	274,168	446,324
Insurance	97,104	96,404
Salaries and employee benefits	81,389	83,213
Consulting fees	58,490	62,044
Support services	43,743	44,157
Telephone and electricity	40,589	28,946
Water and sewage	36,319	25,142
Professional services	14,000	37,700
Rent (note 15)	12,000	12,000
Office	8,370	8,468
Miscellaneous	5,835	5,799
Trustees' fees	5,100	4,500
Bank charges and fees	2,114	1,377
Bad debt	25	466
Security services	-	1,945
	<u>\$ 1,514,812</u>	<u>\$ 1,681,350</u>

12. FINANCIAL RISK MANAGEMENT

The Trust has exposure to counterparty credit risk, liquidity risk and market risk associated with its financial assets and liabilities. The Board of Trustees has overall responsibility for the establishment and oversight of the Trust's risk management framework. The Trust's risk management program seeks to minimize potential adverse effects on the Trust's financial performance. The Trust manages its risks and risk exposures through a combination of insurance and sound business practices. The following analysis provides a measure of the risks at the reporting date.

(a) Credit risk

Credit risk arises from cash held with banks and credit exposure to customers, including outstanding accounts receivable. The maximum exposure to credit risk is equal to the carrying value (net of allowances) of the financial assets. The objective of managing counterparty credit risk is to prevent losses on financial assets. The Trust assesses the credit quality of counterparties, taking into account their financial position, past experience and other factors.

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
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12. FINANCIAL RISK MANAGEMENT (cont'd)

(a) Credit risk (cont'd)

(i) Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and current account balances with banks. Credit risk associated with cash and cash equivalents is minimized substantially by ensuring that these financial assets are invested with highly rated financial institutions.

(ii) Accounts receivable

Accounts receivable consist primarily of receivables from rental units. The Trust's credit risk arises from the possibility that a counterparty which owes the Trust money is unable or unwilling to meet its obligations in accordance with the terms and conditions in the contracts with the Trust, which would result in a financial loss for the Trust. This risk is mitigated through established credit management techniques, including monitoring counterparty's creditworthiness, obtaining references and taking security deposits. In the year ended March 31, 2020, the maximum credit risk to which the Trust is exposed is equal to the carrying value of its accounts receivable.

The amounts outstanding at the year end were as follows:

	Total	Current	31-90 days
Accounts receivable	\$ 10,952	\$ 9,710	\$ 1,242
Less: Impairment allowance	<u>(85)</u>	<u>-</u>	<u>(85)</u>
Net receivables	<u>\$ 10,867</u>	<u>\$ 9,710</u>	<u>\$ 1,157</u>

There are no significant changes from previous year in the exposure to risk or policies, procedures and methods to measure credit risk.

(b) Liquidity risk

Liquidity risk is the risk the Trust will not be able to meet its financial obligations as they fall due. The Trust's objective in managing liquidity is to ensure that it will always have sufficient liquidity to meet its commitments when due, without incurring unacceptable losses or risking damage to the Trust's reputation. The Trust manages exposure to liquidity risk by closely monitoring supplier and other liabilities, focusing on debtor collection, generating positive cash flows from operations and establishing and maintaining good relationships with various financial institutions.

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
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12. FINANCIAL RISK MANAGEMENT (cont'd)

The following table sets out the expected cash flows of financial liabilities:

	Total	Current	31-90 days	90+ days
Long-term debt	\$ 5,197,640	\$ 49,840	\$ 99,680	\$ 5,048,120
Rental deposits	102,796	-	-	102,795
Accounts payable and accrued liabilities	53,020	53,020	-	-
Deferred income	13,855	13,855	-	-
	<u>\$ 5,367,311</u>	<u>\$ 116,715</u>	<u>\$ 99,680</u>	<u>\$ 5,150,915</u>

There are no significant changes from previous year in the exposure to risk or policies, procedures and methods to measure liquidity risk.

(c) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates, will affect the fair value of recognized assets and liabilities or future cash flows of the Trust's results of operations.

(i) Foreign exchange risk

The Trust's business transactions are mainly conducted in Bermuda dollars and, as such, it has minimal exposure to foreign exchange risk.

(ii) Interest rate risk

The Trust is exposed to changes in interest rates which impact interest income on short-term deposits and interest expense on long-term debt.

(iii) Price risk

The Trust is exposed to price risk due to potential fluctuations in the market price of its portfolio investments which may decline in the future.

There are no significant changes from previous year in the exposure to risk or policies, procedures and methods to measure market risk.

THE BERMUDA HOUSING TRUST
NOTES TO THE FINANCIAL STATEMENTS
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13. CAPITAL MANAGEMENT

The Trust's objective when managing capital is to hold sufficient accumulated surplus to enable it to withstand negative unexpected financial events. The Trust seeks to achieve this objective through receipt of rental income and maintaining an operating surplus. The Trust seeks to maintain sufficient liquidity to meet its short-term obligations as they come due. The Trust is subject to externally imposed restrictions (see notes 3 and 10).

14. BUDGET

The amounts represent the operating budget approved by the Board on February 21, 2019.

15. CONTRACTUAL OBLIGATIONS

Effective January 1, 2017, the Trust entered into a four-year lease for office space at an annual rent of \$12,000 payable in equal monthly installments of \$1,000 in advance on the first day of each month. As at year-end, the remaining obligation under the lease is \$9,000.

On October 31, 2019, the Trust renewed a contract with a resource services officer for capacity evaluation for independent living of all tenants. The contract is effective December 1, 2019 to November 30, 2020 with remuneration of \$45 per hour not to exceed 15 hours per week.

On April 25, 2019, The Trust renewed a contract with a development officer to raise funds in either direct donations or pledges. The contract is effective April 1, 2020 to March 31, 2021 with remuneration of \$4,000 per month. As at year end, the obligation under the contract is \$48,000.

16. SUBSEQUENT EVENT

In October 2020, the Trust sold 8,852 shares of its holdings in One Communications Limited and received proceeds of \$34,050 in the transaction. The transaction resulted in a gain on sale of \$25,257.

