

COURT FILE NUMBER	QBG 1076 of 2021
COURT	COURT OF QUEEN'S BENCH OF SASKATCHEWAN IN BANKRUPTCY AND INSOLVENCY
JUDICIAL CENTRE	SASKATOON
IN THE MATTER OF THE DIVISION I PROPOSAL OF	CANADIAN DEVELOPMENT STRATEGIES INC., 1143402 ALBERTA LTD., CROSSROADS ONE INC., 1216699 ALBERTA LTD., OAK AND ASH FARM LTD., 2061778 ALBERTA LTD., LORI RUNZER AND DEAN RUNZER
DOCUMENT	FOURTH REPORT OF THE PROPOSAL TRUSTEE, MNP LTD., DATED JANUARY 20, 2022
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	W Law LLP Attention: Mike Russell Suite 300, 110 21 st St. E Saskatoon, SK S7K 0B6 Phone: 306.244.2242 Counsel to the Proposal Trustee, MNP Ltd.

Introduction and Purpose of the Report

1. Canadian Development Strategies Inc. ("**CDSI**"), 1143402 Alberta Ltd. ("**114**"), Crossroads ONE Inc. ("**Crossroads**"), 1216699 Alberta Ltd. ("**121**"), Oak and Ash Farm Ltd. ("**Oak and Ash**"), and 2061778 Alberta Ltd. ("**206**") ("collectively referred to as the "**FireSong Group**") each filed a Notice of Intention to Make a Proposal ("**NOI**") on September 29, 2021 and MNP Ltd. consented to act as proposal Trustee. The Trustee issued a copy of the NOI to all known creditors on October 1, 2021.
2. Lori and Dean Runzer, both of whom are directors and shareholders of the FireSong Group (hereinafter referred to in this capacity as "**Management**"), also filed NOI's in their personal capacities on September 30, 2021 and MNP Ltd. consented to act as proposal Trustee. The Trustee issued a copy of the NOI to all known creditors on October 1, 2021.
3. The Projected Cash Flow Statements (the "**Cash Flows**") in relation to the FireSong Group and Lori Runzer and Dean Runzer were prepared and filed with the Office of the Superintendent of Bankruptcy on October 8, 2021 together with the Trustee's Report on Projected Cash Flow Statement and the Report on Projected Cash Flow Statement by the Person Making the Proposal.
4. The Trustee has prepared the Trustee's Fourth Report to Court (the "**Fourth Report**") in order to provide the Court with an update on the NOI proceedings of the FireSong Group, including details with respect to the FireSong Group's post filing operations, and to satisfy the requirements for a Report pursuant to Section 50.4(7)(b)(ii) of the *Bankruptcy and Insolvency Act* ("**BIA**").
5. The Fourth Report should be read in conjunction with the Trustee's First Report to Court dated October 21, 2021 (the "**First Report**"), the Trustee's Second Report to Court dated December 6, 2021 (the "**Second Report**") and the Trustee's Third Report to Court (the "**Third Report**") dated December 17, 2021.

6. Capitalized terms not defined in the Fourth Report are as defined in the First Report, the Second Report, and the Third Report.
7. It should be noted that the Trustee also prepared two Material Adverse Change Reports dated December 1, 2021 (the "**First Mac Report**") and January 17, 2022 (the "**Second MAC Report**") both of which have been filed in the relevant court action, mailed to the creditors, and electronically filed with the Office of the Superintendent of Bankruptcy. A copy of the First MAC Report was attached to the Second Report. Details with respect to the Second MAC Report are discussed later in the Fourth Report and a copy of the Second MAC Report is attached hereto as **Schedule A**.
8. It is the Trustee's view that the FireSong Group and Lori Runzer and Dean Runzer will not be in a position to file a definitive proposal by January 27, 2022 being the court approved extended deadline to file a Proposal pursuant to Section 50.4(8) of the BIA.

Post Filing Activities

9. Management has provided the Trustee with details on the post-filing financial transactions of the FireSong Group and Lori Runzer ("**Lori**") and Dean Runzer ("**Dean**") personally to January 2, 2022. Management has not provided the financial transactions for the period covering January 3, 2022 through January 16, 2022 as required. The Trustee has been informed that Lori and Dean were confined to bed rest between December 28, 2021 and January 15, 2022 as a result of contracting COVID-19.
10. Below is a summary, by entity, of the financial transactions and the actual versus projected Cash Flow for the month of December 2021.
11. As noted in the Second Report, the projected cash flow statements were amended and filed in December 2021 (the "**Amended Cash Flows**") and the analysis below is based on the data contained within the Amended Cash Flows.

CDSI

12. Attached as **Schedule B** is a summary of the actual versus projected cash flow results for CDSI for the month of December 2021. As evidenced by Schedule B:
 - a. There was minimal activity and minimal financial transactions in the months of December; and
 - b. Total cash in (being monies to be advanced from related entities) were lower than projected which reduced the monies available to pay expenses, specifically relating to professional fees; and,
 - c. Based on the review and the quantum of the transactions, it is the Trustee's opinion that there was no material deviation from CDSI's Cash Flow.

114

13. Attached as **Schedule C** is a summary of the actual versus projected cash flow results for 114 for the month of December 2021. As evidenced by Schedule C:
 - a. Total cash in over the period was approximately \$378,000 less than originally projected. The refinancing of certain lands owned by 114 did not close as projected and as such, the associated debt to pay down the mortgage did not get paid out. This resulted in a deviance to the cashflow (both in and out) of \$405,000;

- b. The land sale reflected in part a. above relates to the sale of the Cranbrook Property which was approved by the Court on December 22, 2021. The sale of the Cranbrook Property has since closed, however, the sales proceeds are being held pending further order of the Court, details of which are set out more particularly later in the Fourth Report; and,
- c. Higher than projected cash inflows from rental income for the cabins (intercompany transfer from Crossroads) as well as the Canada Emergency Rent Subsidy program were used to fund the additional expenses not originally projected, primarily wages, maintenance costs, travel expenses, professional fees, and cabin leases.

Crossroads

14. Attached as **Schedule D** is a summary of the actual versus projected Cash Flow results for Crossroads for the month of December 2021. As evidenced by Schedule D:
- a. Revenues forecasted in December were approximately \$22,000 more than originally projected which can be attributed to the higher than anticipated rental income for cabins collected for the month; and
 - b. Cash outflows were \$14,000 more than projected; however, most of the discrepancy relates to the transfer of rental income to 114 for use of the cabins (denoted as property access). Based on the variances, it is the Trustee's opinion that there was no material deviation from Crossroads projected Cash Flow over the period.

Oak and Ash

15. Attached as **Schedule E** is a summary of the actual versus projected cash flow results for Oak and Ash for the month of December 2021. As evidenced by Schedule E:
- a. The sale of the Oak and Ash Lands did not close as originally anticipated, the associated debt to pay down the mortgage to ATB did not get paid out. This resulted in a deviance to the cashflow (both in and out) of \$1 million; and,
 - b. As a result of the significant deviance from the projected cash flow statement, the Trustee issued the Second MAC Report on January 17, 2022 to address the deviation.

206

16. Attached as **Schedule F** is a summary of the actual versus projected cash flow results for 206 for the month of December 2021. As evidenced by Schedule F:
- a. The sale of the 206 Lands did not close as originally anticipated and the associated debt to pay down the mortgage to ATB did not get paid out. This resulted in a deviance to the cashflow (both in and out) of \$2 million; and,
 - b. As a result of the significant deviance from the projected cash flow statement, the Trustee issued the Second MAC Report on January 17, 2022 to address the deviation.

121

17. Attached as **Schedule G** is a summary of the actual versus projected cash flow results for 121 for the month of December 2021. As evidenced by Schedule G:

- a. Total cash in over the period was \$3,500 more than originally projected. The additional cash stems from revenue collected in relation to the 114 entity; and
- b. Total cash out over the period was \$3,500 higher than originally projected and the additional expenses are related to the higher than anticipated vehicle and fuel expenses.

Dean Runzer and Lori Runzer

18. Attached as **Schedule H** is a summary of the actual versus projected Cash Flow results for Dean and Lori and for the month of December 2021. As evidenced by Schedule H:
 - a. Cash flows (both in and out) for the period of December were lower than projected. It is the Trustee's opinion that there was no material deviance from the cash flow projection.

Post NOI Accounts Payable

19. Management has advised that it has remained current on its post NOI accounts payable which the exception of approximately \$13,000 in rent payments to owners holding lands in trust for the FireSong Group.
20. Based on its monitoring of the financial affairs of the FireSong Group to date, the Trustee has not identified any pre filing debts being paid.

Sale of Farmlands

21. As noted above, a prior sale agreement which contemplated the sale of the 206 Lands and the Oak and Ash Lands (collectively as the "**Farmlands**"), did not close as originally projected.
22. Management has continued working with the prospective purchaser of the Farmlands to secure financing required to close the sale.
23. The Trustee has been provided with a revised form of asset purchase agreement in relation to the proposed sale of the Oak and Ash Lands by Oak and Ash to Dallas Nutt and Renee Nutt for \$1,500,000.
24. The Trustee has reviewed a fair market value appraisal supplied by Management which was performed on the Oak and Ash Lands in 2019. Based on the review of the appraisal, the proposed \$1,500,000 purchase price for the Oak and Ash Lands is in line with the fair market value depicted in the appraisal.
25. Management has advised the Trustee that several "traditional" lenders were approached to fund the sale of the Farmlands previously, but those traditional lenders were unwilling to offer financing on these particular properties.
26. The senior secured lender of 206 and Oak and Ash has already commenced foreclosure proceedings, obtained a Redemption Order in respect of the Farmlands, and confirmed to Management that it intends to move forward with the judicial listing and sale of the Farmlands if the sale referenced above does not close.
27. Provided that the sale of the Oak and Ash Lands is approved by the Court and closes, there appears to be enough value to satisfy the debts of the secured and priority creditors (e.g., property taxes, mortgages, secured registrations on title, etc.). Monies in excess of the

payment of these claims, if any, would be available for the benefit of the unsecured creditors of Oak and Ash which, based on information supplied by Management, are few.

28. Based on the circumstances set out above, it is highly unlikely that a sale through foreclosure proceedings would result in a purchase price offered for the Oak and Ash Lands that would provide additional equity available for the unsecured creditors of Oak and Ash. As such, the Trustee supports the sale of the Oak and Ash Lands based on the \$1,500,000 purchase price.

Vesting of the 114 Lands

29. 114 is the owner of lands legally described as Strata Lot 26, Section 82, Highland District Strata Plan V1S6714 and Lot 25 District Lots 10353 and 10354 Kootenay District Plan 14398 located in or around Cranbrook, British Columbia (the "**Cranbrook Property**").

30. At a prior application in this action heard on December 22, 2021, the Court approved a transaction involving a proposed financing to be secured by the Cranbrook Property subject to the following criteria:

- a. The proceeds of the financing (with the exception of closing costs and property taxes) were to be held in trust by the Trustee's counsel until such time that:
 - i. The Trustee's counsel has reviewed and opined on the validity and enforceability of the mortgage of Yvonne Hoeller (the "Hoeller Mortgage"), including:
 1. whether and to what extent Yvonne Hoeller was acting at arms' length with 114;
 2. Whether and to what extent any facts have come to the attention of the Trustee which indicate that the Hoeller Mortgage may constitute a preference of Transfer at Undervalue in accordance with sections 95 and 96 of the BIA or equivalent provincial legislation; and,
 - ii. The Trustee provides the court with the report summarizing the results of the Hoeller Mortgage review in view of the requirements set out above.

31. As of the date of the Fourth Report, the Trustee's counsel is still waiting on receipt of certain information required to finalize the Hoeller Mortgage opinion.

32. In addition to a review of the Hoeller Mortgage, the Court has directed the Trustee to review and opine on the trust declaration dated May 16, 2008 (the "Trust Declaration") whereby 114 agreed to hold legal title to the Cranbrook Property in trust for Benjamin Runzer. The review of the Trust Declaration is to also include a report setting out:

- a. The validity of the Trust Declaration; and,
- b. Whether and to what extent (if any) 114 had a financial interest in the Cranbrook Property.

33. The Trustee has requested that Management provide the Trustee with information specifying whether 114 made payments to maintain or improve the Cranbrook Property during the time which it was held in trust in accordance with the Trust Declaration. As of the date of the Fourth Report, this information has not been provided to the Trustee.

34. Once the Hoeller Mortgage opinion is finalized and the Trustee has been provided with the information required to appropriately analyze and report on the Trust Declaration and financial interest, the Trustee will prepare a further report to the Court outlining its findings.

Other Restructuring Efforts

35. Management previously advised that it has been working with a consultant, InnVentures Hospitality Advisory Services (the "**Consultant**") with a view of engaging the Consultant to prepare and execute a marketing plan to market the FireSong development, by way of fractional interest sales, to the appropriate target market. The Trustee has been provided with a copy of the engagement letter from the Consultant which sets out the intended plan.
36. Based on the Consultant's engagement letter, certain payments are to be made monthly to the Consultant for the ongoing work. In the event that 114 is able to successfully sell fractional shares in January as projected, it would have sufficient funds required to pay the Consultant's fees. In the event that the fractional share sales do not materialize, the current cash flow of 114 does not support the ability to pay the Consultant's fees on a monthly basis.
37. Management previously advised it was working with other groups, including various hunting associations with a view of both securing increased and ongoing rental income as well as potential fractional interest sales to these groups. The Trustee has not been provided with any material that would suggest that sales to these groups are imminent.
38. Management previously advised that it had been in contact with certain First Nation groups in view of building a mutually beneficial youth program which would result in a long-term contract for rentals of the Cabins. No information has been provided to the Trustee which would support the viability of the program, including whether it will advance.
39. The FireSong Group has set out a "High Level Summary of Proposal to Creditors" which includes
 - a. A compromise of the unsecured claims of creditors;
 - b. obtaining financing from a third party which will be used, in part, to compromise the claims of unsecured creditors;
 - c. an opportunity for creditors to convert its debt to equity; and,
 - d. an opportunity for investors to convert its equity to debt and have its claim comprised and paid from the proposal fund.
40. The FireSong Group is also working to prepare a liquidation analysis which will provide creditors with appropriate insight as to the reasonableness of the proposal being offered. Management expects that the liquidation analysis will be complete by March 1, 2022.
41. Management advises that the FireSong Group is in discussions with West Grove to secure financing required for, among other things, the proposal fund to be offered to creditors. At this time, the Trustee has not been provided with detail on the status of those discussions.

Conclusion

42. In relation to the NOI's of Lori and Dean in their respective personal capacities, it is the Trustee's opinion that Lori and Dean will not be in a position to file a definitive proposal by January 27, 2021.
43. The Trustee is also of the opinion that the FireSong Group will not be in a position to file a definitive Proposal by January 27, 2021.
44. The granting of a 45-day extension of the time within which the FireSong Group and Management will work to file a proposal to their creditors could allow time to complete the

sale of the Oak and Ash Lands and the 206 Lands and additional time to secure the financing required to fund the proposed restructuring.

45. It appears that the increased rental revenues, combined with the CERS grants has provided the FireSong Group with adequate financial resources to maintain critical expenses (such as utilities and insurance) and, given the nature of the assets involved, the risk remains low that the assets will substantially deteriorate in the next 30-45 days.
46. While the proposal itself has not been formulated, the methodology set out by Management as briefly described above appears reasonable to the Trustee. The Trustee cannot comment on whether 45 days will be sufficient to secure the financing required to put forward the proposal, however, the FireSong Group continues to work diligently to do so.
47. In order to provide the FireSong Group and Management with time to finalize the sale of the 206 Lands and the Oak and Ash Lands, secure alternate financing, complete its liquidation analysis and put forward a proposal to its creditors, the Trustee is of the opinion that the granting of an extension is appropriate in the circumstances and that:
 - a) The FireSong Group and Lori and Dean have acted and continue to act in good faith and with due diligence in formulating a proposal;
 - b) The FireSong Group and Lori and Dean would likely be able to formulate a viable proposal if an extension were to be granted assuming that material steps are taken to secure financing the liquidation analyses is completed by the stipulated deadline; and
 - c) No creditor will be materially prejudiced if an extension is granted provided that the FireSong Group and Lori and Dean continue to act in good faith.

All of which is respectfully submitted on this 20th day of January 2022.

MNP Ltd.

In its capacity as Trustee in the Division I Proposal of

Canadian Development Strategies Inc, 1143402 Alberta Ltd., Crossroads ONE Inc., 1216699 Alberta Ltd., Oak and Ash Farm Ltd., 2061778 Alberta Ltd. and Lori Runzer and Dean Runzer

and not in its personal capacity



Per: Karen Aylward, CIRP, Licensed Insolvency Trustee
Vice President

SCHEDULE "A"

COURT FILE NUMBER	QB 1076 of 2021
COURT	COURT OF QUEEN'S BENCH OF SASKATCHEWAN IN BANKRUPTCY AND INSOLVENCY
JUDICIAL CENTRE	SASKATOON
IN THE MATTER OF THE DIVISION I PROPOSAL OF	CANADIAN DEVELOPMENT STRATEGIES INC., 1143402 ALBERTA LTD., CROSSROADS ONE INC., 1216699 ALBERTA LTD., OAK AND ASH FARM LTD., 2061778 ALBERTA LTD., LORI RUNZER AND DEAN RUNZER
DOCUMENT	MATERIAL ADVERSE CHANGE REPORT FILED BY THE TRUSTEE, MNP LTD., DATED JANUARY 17, 2022
ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT	MNP Ltd. 10235 – 101 Street Edmonton, AB T5J 3G1 Attention: Eric Sirrs/Karen Aylward Telephone: (780) 455-1155 Proposal Trustee, MNP Ltd.

Introduction

1. Canadian Development Strategies Inc. ("**CDSI**"), 1143402 Alberta Ltd. ("**114**"), Crossroads ONE Inc. ("**Crossroads**"), 1216699 Alberta Ltd. ("**121**"), Oak and Ash Farm Ltd. ("**Oak and Ash**"), and 2061778 Alberta Ltd. ("**206**") (collectively referred to as the "**FireSong Group**") each filed a Notice of Intention to Make a Proposal ("**NOI**") on September 29, 2021 and MNP Ltd. consented to act as proposal Trustee. The Trustee issued a copy of the NOI to all known creditors on October 1, 2021.
2. Lori and Dean Runzer, both of whom are directors and shareholders of the FireSong Group (hereinafter referred to in this capacity as "**Management**"), also filed NOI's in their personal capacities on September 30, 2021 and MNP Ltd. consented to act as proposal Trustee. The Trustee issued a copy of the NOI to all known creditors on October 1, 2021.
3. The Projected Cash Flow Statements (the "**Cash Flows**") in relation to the FireSong Group and Lori Runzer and Dean Runzer were prepared and filed with the Office of the Superintendent of Bankruptcy ("**OSB**") on October 8, 2021 together with the Trustee's Report on Projected Cash Flow Statement and the Report on Projected Cash Flow Statement by the Person Making the Proposal. The Cash Flows for the period of December 2021 through March 2022 were amended by Management and filed with the OSB on December 20, 2021.

Purpose

4. The Trustee submits this Material Adverse Change Report on with respect specifically to the Division I Proposal of 206 and Oak and Ash pursuant to Section 50(10)(a)(i) of the *Bankruptcy and Insolvency Act*, whereby the Trustee is directed to "file a report on the state of the insolvent person's business and financial affairs, . . . with the official receiver forthwith after ascertaining any material adverse change in the insolvent person's projected cash-flow or financial circumstance...".

5. The Trustee is of the opinion that the variances to the projected cash flow statements outlined below represent a material adverse change to the cash flow projections of 206 and Oak and Ash.

Variance to Projected Cashflow Statement

Oak and Ash

6. Attached as **Schedule “A”** is the variance analysis as it relates to Oak and Ash’s projected versus actual cashflow for the month of December 2021.
7. In accordance with the projected cashflow statement, Oak and Ash’s projections assumed that would have closed the sale on the lands owned by it which would result in the retirement, in full, of the debt of its secured lender.
8. As the closing of the sale did not materialize in December there is a material adverse change to the projected cash-in and projected cash outlay for the period. The Trustee has determined that the failure of the sale to close as projected has had a material effect on Oak and Ash’s largest creditor.
9. Management advises that it has received a letter of intent (“LOI”) from a lender in relation to the sale and that the sale is expected to materialize and close before the end of January. The Trustee has not yet been provided with a copy of the LOI.

206

10. Attached as **Schedule “B”** is the variance analysis as it relates to 206’s projected versus actual cashflow for the month of December 2021.
11. In accordance with the projected cashflow statement, 206’s projections assumed that it would have closed the sale on the lands owned by it which would result in the retirement, in full, of the debt of its secured lender.
12. As the closing of the sale did not materialize in December there is a significant material adverse change to projected cash-in and projected cash outlay. The Trustee has determined that the failure of the sale to close as projected has had a material effect on 206’s largest creditor.
13. Management advises that it has received a letter of intent (“LOI”) from a lender in relation to the sale and that the sale is expected to materialize and close before the end of January. The Trustee has not yet been provided with a copy of the LOI.

MNP Ltd.

in its capacity as Trustee in the Division I Proposal of
2061778 Alberta Ltd. and Oak and Ash Farm Ltd.
and not in its personal capacity



Per: Karen Aylward, CIRP, Licensed Insolvency Trustee
Vice President

SCHEDULE "A"

(TO MAC REPORT)

Oak And Ash Farm Ltd.			
Amended Projected Cash Flow			
	December - 21	Actual - December	Variance - December
Opening Balance	3,650.79	580.57	
Cash In	3,174.77	6,094.22	- 2,919.45
Proceeds from Sale	1,000,000.00	-	1,000,000.00
Subtotal (Cash In)	1,003,174.77	6,094.22	- 997,080.55
Cash Out			
Contingency			-
Expenses	2,362.50	3.70	- 2,358.80
Utilities	1,200.00	3,571.27	2,371.27
Wages	-	650.00	650.00
Advance of Funds to Related Parties	-	-	-
Miscellaneous		1,000.00	1,000.00
Dispersements	1,000,000.00	-	- 1,000,000.00
Subtotal (Cash Out)	1,003,562.50	5,224.97	- 998,337.53
Net Cash Position	- 387.73	869.25	1,256.98
Opening Cash Balance	3,650.79	580.57	
Net Cash Position	- 387.73	869.25	
Closing Cash Balance	3,263.06	1,449.82	

SCHEDULE "B"

(TO MAC REPORT)

2061778 Alberta Ltd.			
Amended Projected Cash Flow			
	Dec-21	Actual - December	Variance
Opening Balance	11,684.71	7,171.89	
Cash In			
Proceeds from Sale	2,000,000.00		- 2,000,000.00
ancers	5,775.00	5,792.75	17.75
horse board operation	7,500.00	9,898.92	2,398.92
related parties			
Subtotal (Cash In)	2,013,275.00	15,691.67	- 1,997,583.33
Cash Out			
Advance of Funds to Related Parties			
Bank and Merchant Fees		79.75	79.75
Utilities		921.20	921.20
Insurance		2,302.24	2,302.24
Dispersements: ATB /MLT/fees	2,000,000.00	-	- 2,000,000.00
operations	17,500.00	12,265.75	- 5,234.25
Subtotal (Cash Out)	2,017,500.00	14,567.99	14,567.99
Net Cash Position	- 4,225.00	-	-
Opening Cash Balance	11,684.71	7,171.89	
Net Cash Position	- 4,225.00	1,389.27	
Closing Cash Balance	7,459.71	7,294.62	

SCHEDULE "B"

Canadian Development Strategies Inc.			
Amended Projected Cash Flow			
	Dececmber - 21	Actual - December	Variance - December
Opening Balance	315.02	315.02	
Cash In			
intercompany funds	3,000.00	-	- 3,000.00
refund			
Subtotal (Cash In)	3,000.00	-	- 3,000.00
Cash Out			
Business Tools		145.79	145.79
expenses	500.00	86.54	- 413.46
Subtotal (Cash Out)	500.00	232.33	- 267.67
Net Cash Position	2,500.00	- 232.33	- 2,732.33
Opening Cash Balance	315.02	315.02	
Net Cash Position	2,500.00	- 232.33	
Closing Cash Balance	2,815.02	82.69	

SCHEDULE "C"

1143402 Alberta Ltd.			
Amended Projected Cash Flow			
	December -21	Actual - Dec, 21	Variance - December
Opening Balance	12,696.00	3,568.98	
Cash In			
Fractional Sales:			
CRO payments for cabin use	10,000.00	20,500.00	10,500.00
Cash Injection from Related Entity :			
Oak	-	-	-
2061778	-	-	-
Cranbrook	405,000.00	-	- 405,000.00
CERS	15,000.00	31,520.74	16,520.74
sell heritage		-	-
construction financing		-	-
sell waterfront		-	-
Subtotal (Cash In)	430,000.00	52,020.74	- 377,979.26
MORTGAGE PAYOUT	405,000.00	1,412.49	- 403,587.51
Construction Expenses			
Material			
Subcontractor Labour			
Equipment Rental			
Consultants			
Subtotal Construction Expenses	-	-	-
Operating Expenses			
Professional Fees (Acctg/Legal/Sales)		2,362.50	2,362.50
Marketing		-	-
Bank Fees and Interest /dispersements	150.00	82.55	- 67.45
Property Taxes		-	-
GST / PST		-	-
Payroll Source Deductions		-	-
Payroll		-	-
Insurance	1,600.00	2,855.00	1,255.00
Office Supplies	300.00	455.01	155.01
Permits/Licenses		-	-

Other loans		-	-
Utilities	8,000.00	6,873.76	- 1,126.24
wages		2,000.00	2,000.00
taxes		-	-
Other Miscellaneous		7,126.24	7,126.24
cabin leases	25,000.00	32,000.00	7,000.00
Subtotal (Cash Out)	440,050.00	55,167.55	- 384,882.45
Net Cash Position	- 10,050.00	- 3,146.81	6,903.19
Opening Cash Balance	12,696.00	3,568.98	
Net Cash Position	- 10,050.00	- 3,146.81	
Closing Cash Balance	2,646.00	422.17	

SCHEDULE “D”

Crossroads ONE Inc.			
Amended Projected Cash Flow			
	December - 21	Act - Dec, 21	Variance - December
Opening Balance	5,347.75	2,294.64	
Cash In			
Rental Income	12,500.00	33,592.05	21,092.05
cers	3,000.00	3,838.84	838.84
Subtotal (Cash In)	15,500.00	37,430.89	21,930.89
Cash Out			
Bank Fees and Interest	50.00	63.05	13.05
Property access	10,000.00	20,500.00	10,500.00
Utilities	2,000.00	4,680.79	2,680.79
Repairs and Maintenance	250.00	2,066.14	1,816.14
WasteRemoval	1,000.00	-	1,000.00
Payroll / Casual labor	5,000.00	137.50	4,862.50
Payroll Source Deductions		-	-
Insurance	2,588.00	-	2,588.00
Office Supplies		-	-
Permits/Licenses/		-	-
Guest supplies/food		4,620.47	4,620.47
Other miscellaneous		3,213.90	3,213.90
marketing			
Subtotal (Cash Out)	20,888.00	35,281.85	14,393.85
Net Cash Position	- 5,388.00	2,149.04	7,537.04
Opening Cash Balance	5,347.75	2,294.64	
Net Cash Position	- 5,388.00	2,149.04	
Closing Cash Balance	- 40.25	4,443.68	

SCHEDULE "E"

Oak And Ash Farm Ltd.			
Amended Projected Cash Flow			
	December - 21	Actual - December	Variance - December
Opening Balance	3,650.79	580.57	
Cash In	3,174.77	6,094.22	- 2,919.45
Proceeds from Sale	1,000,000.00	-	1,000,000.00
Subtotal (Cash In)	1,003,174.77	6,094.22	- 997,080.55
Cash Out			
Contingency			-
Expenses	2,362.50	3.70	- 2,358.80
Utilities	1,200.00	3,571.27	2,371.27
Wages	-	650.00	650.00
Advance of Funds to Related Parties	-	-	-
Miscellaneous		1,000.00	1,000.00
Dispersements	1,000,000.00	-	- 1,000,000.00
Subtotal (Cash Out)	1,003,562.50	5,224.97	- 998,337.53
Net Cash Position	- 387.73	869.25	1,256.98
Opening Cash Balance	3,650.79	580.57	
Net Cash Position	- 387.73	869.25	
Closing Cash Balance	3,263.06	1,449.82	

SCHEDULE “F”

2061778 Alberta Ltd.			
Amended Projected Cash Flow			
	Dec-21	Actual - December	Variance
Opening Balance	11,684.71	7,171.89	
Cash In			
Proceeds from Sale	2,000,000.00		- 2,000,000.00
ancers	5,775.00	5,792.75	17.75
horse board operation	7,500.00	9,898.92	2,398.92
related parties			
Subtotal (Cash In)	2,013,275.00	15,691.67	- 1,997,583.33
Cash Out			
Advance of Funds to Related Parties			
Bank and Merchant Fees		79.75	79.75
Utilities		921.20	921.20
Insurance		2,302.24	2,302.24
Dispersements: ATB /MLT/fees	2,000,000.00	-	- 2,000,000.00
operations	17,500.00	12,265.75	- 5,234.25
Subtotal (Cash Out)	2,017,500.00	15,568.94	- 2,001,931.06
Net Cash Position	- 4,225.00	122.73	4,347.73
Opening Cash Balance	11,684.71	7,171.89	
Net Cash Position	- 4,225.00	122.73	
Closing Cash Balance	7,459.71	7,294.62	

SCHEDULE "G"

1216699 Alberta Ltd.			
Amended Projected Cash Flow			
	Dec-21	Actual - December	Variance - December
Opening Balance	837.99	154.91	
Cash In	3,500.00	7,000.00	3,500.00
Subtotal (Cash In)	3,500.00	7,000.00	3,500.00
Cash Out	3,092.60	6,608.78	3,516.18
Subtotal (Cash Out)	3,092.60	6,608.78	3,516.18
Net Cash Position	407.40	391.22	- 16.18
Opening Cash Balance	837.99	154.91	
Net Cash Position	407.40	391.22	
Closing Cash Balance	1,245.39	546.13	

SCHEDULE “H”

PROJECTED VS ACTUAL CASH FLOW STATEMENT

Lori Dianne Runzer

	December	December Actual	Variance - Dec
Opening Bank Balance		\$1,142.81	
Self Employed Income			
Business Expenses			
Secured Creditor - Truck			
Secured Creditor - Camper			
TOTAL (Less Expenses)			
Less Income Taxes (at 30%)			
NET INCOME			
Government subsidy	\$1,080.00		-\$1,080.00
Rental of personal home			
Debtor Net Income	\$1,080.00		-\$1,080.00
Rental Income	\$3,000.00	\$3,000.00	\$0.00
Spouse Net Income (Dean)	\$1,480.00	\$378.00	-\$1,102.00
Due from related entity			
Cash from Crossroads - Management Fees		\$2,000.00	\$2,000.00
Cash from 1143202			\$0.00
TOTAL FAMILY INCOME	\$5,560.00	\$5,378.00	-\$182.00
Household Expenses			
Mortgage /Property taxes	\$2,956.50	\$3,016.45	\$59.95
Utilities/Telephone	\$450.00	\$735.28	\$285.28
Food/Grocery	\$400.00	\$206.47	-\$193.53
Clothing, laundry & grooming	\$50.00	\$21.00	-\$29.00
Bank and Other Fees			\$0.00
Insurance	\$500.00	\$119.20	-\$380.80
Personal Expenses	\$250.00	\$851.67	\$601.67
Secured Creditor - Vehicle	\$0.00		\$0.00
Vehicle Expenses	\$100.00	\$28.00	-\$72.00
Visa Payment			\$0.00
Prescriptions & Dental	\$750.00	\$56.33	-\$693.67
Total Personal Expenses	\$5,456.50	\$5,034.40	-\$422.10
Paid to related entity			\$0.00
Expenses for CRO			\$0.00
Expenses for 1143202			\$0.00
Expenses for CDSI			\$0.00
TOTAL EXPENSES	\$5,456.50	\$5,034.40	-\$422.10
NET AMOUNT AVAILABLE	\$103.50	\$343.60	\$240.10
Payment to the Trustee			
Opening Balance		\$1,142.81	
Net Cash Position	\$103.50	\$343.60	\$240.10
Closing Cash Balance		\$1,486.41	