

**IN THE COURT OF QUEEN'S BENCH FOR SASKATCHEWAN
JUDICIAL CENTRE OF SASKATOON**

**IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
R.S.C. 1985, c. C-36, AS AMENDED**

**AND IN THE MATTER OF A PLAN OF COMPROMISE OR
ARRANGEMENT OF
COPPER SANDS LAND CORP., WILLOW RUSH DEVELOPMENT CORP., PRAIRIE
COUNTRY HOMES LTD., MIDTDAL DEVELOPMENTS & INVESTMENTS CORP.,
JL DEVELOPMENTS & INVESTMENTS CORP., AND MDI UTILITY CORP.**

APPLICANTS

**SUPPLEMENT TO THE FOURTH REPORT OF THE MONITOR
DELOITTE RESTRUCTURING INC.**

October 19, 2018

TABLE OF CONTENTS

Introduction.....	1
Purpose.....	2
Terms of Reference.....	3
Mobile Home Park Transaction.....	4
Cash Flow Statement and Liquidity.....	6
Restructuring Efforts.....	7
Request for Extension of the Proceedings and Recommendations.....	8

EXHIBITS

- Exhibit A – October 16, 2018 Court Order
- Exhibit B – Notice of Condition Removal and Amendment to Vendor’s Condition Date
- Exhibit C – Updated Cash Flow Statement for the Period October 15, 2018 to November 18, 2018

INTRODUCTION

1. On November 15, 2017, Copper Sands Land Corp. (“**CSLC**”), Willow Rush Development Corp. (“**Willow Rush**”), Midtdal Developments & Investments Corp. (“**MDI**”), Prairie Country Homes Ltd. (“**Prairie Country**”), JJL Developments & Investments Corp. (“**JJL**”), and MDI Utility Corp. (collectively the “**Companies**” or the “**Applicants**”) filed for protection under the *Companies’ Creditors Arrangement Act* (the “**CCAA**”). The Honourable Justice Gabrielson reserved his decision at the November 15, 2017 hearing, and the initial Order (the “**Initial Order**”) was issued on December 20, 2017.
2. As detailed in the fourth report of the Monitor dated October 12, 2018 (the “**Fourth Report**”), various extensions have been provided to the Applicants since the granting of the Initial Order, and the granting of the amended and restated Initial Order on July 5, 2018 (the “**Amended and Restated Initial Order**”).
3. On October 16, 2018, the Applicants made a further application to the Court to further extend the Amended and Restated Initial Order, and the stay of proceedings therein, to October 23, 2018, in order to provide the Applicants time to determine whether a sale transaction could be finalized for the Copper Sands Mobile Home Park (the “**Mobile Home Park**”) and the parcel of land upon which the Mobile Home Park was situated.
4. At the October 16, 2018 hearing, the Court granted an Order extending the Amended and Restated Initial Order, and the stay proceedings provided therein, until October 23, 2018 (the “**Stay Period**”), attached hereto as Exhibit A.
5. The Monitor has provided the Court with the following reports:
 - a. A Pre-Filing Report of the Proposed Monitor dated November 10, 2017 (the “**Pre-Filing Report**”) and the Pre-Filing Confidential Report dated November 10, 2017, in connection with the Applicants’ application for protection under the CCAA;

- b. A First Report of the Monitor dated January 16, 2018 (the “**First Report**”) in connection with the Applicants’ motion to extend the stay of proceedings;
 - c. A Second Report of the Monitor dated July 3, 2018 (the “**Second Report**”) in connection with the Applicants’ motion for an increase in the Administration Charge, the creation of the Subordinate Administration Charge, and to extend the stay of proceedings;
 - d. A Third Report of the Monitor dated August 30, 2018 (the “**Third Report**”) in connection with the Applicants’ motion seeking Court approval to sell three (3) mobile homes owned by Prairie Country by public auction, and to extend the stay of proceedings; and
 - e. A Fourth Report dated October 12, 2018 in connection with the Applicants’ motion to extend the stay of proceedings.
6. Copies of the Initial Order, the Pre-Filing Report, the First Report, the Second Report, the Third Report, and the Fourth Report (collectively the “**Reports**”), and all motion materials and orders in the CCAA proceedings, along with certain other documents related to the CCAA proceedings have been posted and are available on the Monitor’s website at www.insolvencies.deloitte.ca/en-ca/coppersands.

PURPOSE

7. The purpose of this supplement to the Fourth Report of the Monitor (the “**Supplement to the Fourth Report**”) is to provide the Court with information with respect to the following:
- a. An update on the Mobile Home Park sale transaction (the “**Proposed Sale**”);
 - b. An update of the Applicants’ cash flow forecast; and
 - c. The Applicants’ request for:
 - i. Approval of the Proposed Sale of the Mobile Home Park by the Applicants to Edna Keep (“**Ms. Keep**” or the “**Purchaser**”) or her

nominee, the offer to purchase dated September 25, 2018 (the “**Offer to Purchase**”), and the amending agreement dated October 11, 2018 (the “**Amendment to Agreement of Purchase and Sale**”) (collectively the “**Sale Agreement**”), and granting of the requested sale approval and vesting Order (the “**Sale Approval and Vesting Order**”); and

- ii. An extension of the Stay Period and the Monitor’s recommendations regarding the relief requested.

TERMS OF REFERENCE

8. In preparing this Supplement to the Fourth Report, the Monitor has relied upon unaudited interim financial information, the Applicants’ books and records, the initial affidavit of Ms. Midtdal sworn on November 9, 2017, the December 6, 2017 Midtdal Affidavit, the Confidential Affidavit of Ms. Midtdal sworn on December 6, 2017, the Affidavit of Ms. Midtdal sworn on January 2, 2018, the Affidavit of Ms. Midtdal sworn on January 16, 2018, the Affidavit of Ms. Midtdal sworn on January 25, 2018, the Affidavit of Ms. Midtdal sworn on June 29, 2018, the Affidavit of Ms. Midtdal sworn on August 30, 2018, the Confidential Affidavit of Zachery Wong (Executive Assistant to Ms. Midtdal) sworn on October 19, 2018 (the “**Confidential Wong Affidavit**”), and discussions with management of the Companies (“**Management**”) and their financial and legal advisors.
9. The financial information of the Companies has not been audited, reviewed, or otherwise verified by the Monitor as to its accuracy or completeness, nor has it necessarily been prepared in accordance with generally accepted accounting principles and the reader is cautioned that this Supplement to the Fourth Report may not disclose all significant matters about the Applicants. Additionally, none of the Monitor’s procedures were intended to detect defalcations or other irregularities. If the Monitor were to perform additional procedures or to undertake an audit examination of the financial statements in accordance with generally accepted auditing standards, additional matters may have come to the Monitor’s attention. Accordingly, the Monitor does not express an opinion nor does it provide any other form of assurance on the financial or other information presented herein. The Monitor may refine or alter its observations as further information

is obtained or brought to its attention after the date of this Supplement to the Fourth Report.

10. The Monitor assumes no responsibility or liability for any loss or damage occasioned by any party as a result of the circulation, publication, reproduction or use of this Supplement to the Fourth Report. Any use which any party makes of this Supplement to the Fourth Report, or any reliance or decision to be made based on this Supplement to the Fourth Report, is the sole responsibility of such party.
11. Unless otherwise stated, all monetary amounts contained in this Supplement to the Fourth Report are expressed in Canadian dollars.
12. Capitalized terms used in this Supplement to the Fourth Report but not defined herein are as defined in the Monitor's Reports previously filed in these proceedings.

MOBILE HOME PARK TRANSACTION

13. As detailed in the Fourth Report, on September 25, 2018, the Applicants entered into the Offer to Purchase with Ms. Keep for the Mobile Home Park and the 18.51 acres of land upon which the Mobile Home Park is situated. The Offer to Purchase was subject to certain Purchaser's Conditions (as defined therein) which could be waived by the Purchaser at any time up to and including October 14, 2018.
14. On October 11, 2018, the Applicants and the Purchaser entered into the Amendment to Agreement of Purchase and Sale which clarified the assets being acquired, the payment of proceeds and the expected usage of same, and confirmed that the Second Deposit (as defined in the Offer to Purchase) was to be paid to the Purchaser's solicitor on October 17, 2018.
15. Both the Offer to Purchase and the Amendment to Agreement of Purchase and Sale are attached to the confidential Supplement to the Fourth Report of the Monitor (the "**Confidential Supplement to the Fourth Report**").
16. On October 18, 2018, the Monitor was advised by MLT Aikins LLP ("**MLT Aikins**"), the Applicants' legal counsel, that the Purchaser's Conditions had been removed, and that the Vendor's Condition (as defined in the Sale Agreement) to obtain an Order vesting

title to the Mobile Home Park in the name of the Purchaser was extended to October 23, 2018. Attached hereto as Exhibit B is the Notice of Condition Removal and Amendment to Vendor's Condition provided by MLT Aikins. On October 19, 2018, MLT Aikins further advised that the Second Deposit was delivered to the Purchaser's solicitor, and that the Applicants intend to continue to move forward with closing the Proposed Sale on or before November 15, 2018.

17. As further detailed in the Confidential Wong Affidavit, the Applicants are of the belief that the value to be obtained for the Mobile Home Park will be maximized through the sale to the Purchaser based on the following:
 - a. The Applicants have previously undertaken extensive efforts to sell the Mobile Home Park, and/or refinance the associated debt obligations, through various acquisition discussions with the families living in the Mobile Home Park and discussions with a number of financial institutions, third party lenders, and capital finance groups, and the Applicants do not believe that an alternate purchaser offering superior terms would be identified through additional marketing of the Mobile Home Park;
 - b. The Sale Agreement was the result of extensive negotiations between the Purchaser and the Applicants;
 - c. The Applicants have communicated with Industrial Properties Ltd. (“**IPRL**”), IPR Capital Ltd., and 101297277 Saskatchewan Ltd. (“**7277**”) (collectively the “**Secured Creditors**”) working towards seeking support of the Sale Agreement, and are continuing to work toward an agreement with the Secured Creditors regarding the successful closing of the Sale Agreement;
 - d. The proceeds from the sale of the Mobile Home Park will generate sufficient funds to repay all, or substantially all, of the indebtedness owed to IPRL and IPR Capital Ltd.;
 - e. The Applicants believe the consideration to be received under the Sale Agreement is reasonable and fair based on the appraised value of the Mobile Home Park, as further detailed in the Confidential Supplement to the Fourth Report; and

- f. As further detailed in the Confidential Wong Affidavit, given the extensive efforts that have already been undertaken by the Applicants to refinance and/or sell the Mobile Home Park, and that there is no guarantee that carrying out a more formal sales process will identify any other prospective purchasers, the Applicants would like to avoid the potential costs associated with any further sales process.

CASH FLOW STATEMENT AND LIQUIDITY

18. The Companies' actual cash receipts and disbursements for the period August 27, 2018 to October 7, 2018 were attached as Exhibit F to the Fourth Report, with a comparison to the Revised Cash Flow (as defined in the Fourth Report).
19. As the Proposed Sale of the Mobile Home Park is to close on or before November 15, 2018, the Applicants have prepared an updated cash flow statement for the period ending November 18, 2018 (the "**Updated Cash Flow**") which is attached hereto as Exhibit C. In the absence of paying the significant professional fee arrears (as disclosed in the Second and Third Reports), the Applicants are projecting to be able to operate with the receipts being collected from the Mobile Home Park residents, with any shortfall being covered by additional shareholder cash injections, and do not anticipate needing any debtor in possession financing to continue with the CCAA proceedings at this time.
20. The Updated Cash Flow includes the assumptions as set out in the Notes and Assumptions (the "**Notes and Assumptions**") attached thereto.
21. The Monitor's comments on the Updated Cash Flow are as follows:
 - a. For the period October 15, 2018 to November 18, 2018, the Applicants are projected to have gross receipts of approximately \$46,000 and disbursements of approximately \$74,000, representing a net operating cash outflow of approximately \$28,000.
 - b. The Monitor's review of the Updated Cash Flow consisted of inquiries, analytical procedures, and discussions related to information supplied to the Monitor by Management of the Companies. Since the Notes and Assumptions need not be supported, the Monitor's procedures with respect to them were limited to

evaluating whether they were consistent with the purpose of the Updated Cash Flow. The Monitor has also reviewed the support provided by Management for the Notes and Assumptions, and the preparation and presentation of the Updated Cash Flow.

- c. Based on the Monitor's review, nothing has come to its attention that causes it to believe that, in all material respects:
 - i. The Notes and Assumptions are not consistent with the purpose of the Updated Cash Flow;
 - ii. As at the date of this Supplement to the Fourth Report, the Notes and Assumptions developed by Management are not suitably supported and consistent with the plans of the Companies or do not provide a reasonable basis for the Updated Cash Flow, given the Notes and Assumptions; or
 - iii. The Updated Cash Flow does not reflect the Notes and Assumptions.

- 22. Since the Updated Cash Flow is based on assumptions regarding future events, actual results will vary from the information presented, even if the events described in the Notes and Assumptions occur, and the variations may be material. Accordingly, the Monitor expresses no assurance as to whether the Updated Cash Flow will be achieved. The Monitor expresses no opinion or other form of assurance with respect to the accuracy of any financial information presented in this Supplement to the Fourth Report, or relied upon by the Monitor in its preparation.

RESTRUCTURING EFFORTS

- 23. As detailed in the Confidential Wong Affidavit, in order to provide the Applicants with time to close the Proposed Sale of the Mobile Home Park on or before November 15, 2018, the Applicants are requesting an extension of the Amended and Restated Initial Order, and the stay of proceedings therein, to November 19, 2018. During this time, the Applicants also intend to continue to pursue alternate refinancing options to retire the debt obligations owing to 7277 (and any residual debts owing to IPRL and IPR Capital

Ltd. subsequent to closing the Proposed Sale), continue efforts to secure financing and resources to complete the MDI Utility Facility, and continue working with the Rural Municipality of Edenwold to complete the subdivision of the Tanglewood development.

REQUEST FOR EXTENSION OF THE PROCEEDINGS AND RECOMMENDATIONS

24. As a result of the foregoing, and as further detailed in the Confidential Supplement to the Fourth Report, the Monitor is of the view that Ms. Keep's offer to purchase the Mobile Home Park represents an amount that is reasonable as compared to the appraised value of the Mobile Home Park, and likely represents a superior realization to what may be realized from a distressed sale under a bankruptcy proceeding. With one exception, the Monitor is also of the view that the terms of the Sale Agreement are reasonable in the circumstances, and recommends the Proposed Sale to the Purchaser.
25. That exception relates to paragraphs 1 and 2 of the Amendment to Agreement of Purchase and Sale which provide details as to the payment of the sale proceeds, and the retention of certain of the proceeds by the Applicants to complete the MDI Utility Facility. The Monitor recommends that all sale proceeds be paid to the Monitor subject to further Order of the Court as to priority and distribution of same.
26. The current stay of proceedings under the Amended and Restated Initial Order expires on October 23, 2018. In order to facilitate ongoing restructuring efforts and close the Proposed Sale, the Companies are requesting an extension of the Amended and Restated Initial Order, and the stay of proceedings provided therein, to November 19, 2018.
27. The Monitor is aware of its duty under section 23(1)(h) of the CCAA. That section states that, if the Monitor is of the opinion that it would be more beneficial to the company's creditors if proceedings in respect of the company were taken under the *Bankruptcy and Insolvency Act*, it shall so advise the Court without delay after coming to that opinion. As at the date of this Supplement to the Fourth Report, the Monitor has not formed such an opinion.
28. The Monitor is of the view that continuing the Companies' restructuring under the CCAA proceedings will continue to maximize and preserve value for stakeholders of the

Companies, and will allow time for the Companies to continue to develop a restructuring plan which offers the only opportunity for many of the stakeholders to achieve a recovery.

29. The Monitor is of the view that the Companies have acted, and are acting, in good faith and with due diligence.
30. Ms. Middal has stated that reasonable prospects exist for the Companies to file a plan of arrangement under the CCAA and that it is the intention of the Companies to do so. Based upon information presently available to it, the Monitor has no reason to take issue with these statements by Ms. Middal.
31. Accordingly, the Monitor respectfully recommends that this Court provide an Order approving:
 - a. The Proposed Sale and Sale Agreement with Ms. Keep;
 - b. The Sale Approval and Vesting Order sought by the Applicants;
 - c. The Reports, the Supplement to the Fourth Report, and the Confidential Supplement to the Fourth Report, and the actions and conduct of the Monitor described therein;
 - d. An extension of the Amended and Restated Initial Order, and the stay of proceedings therein, to November 19, 2018; and
 - e. The sealing of the Confidential Supplement to the Fourth Report in the Court file.

All of which is respectfully submitted at Saskatoon, Saskatchewan, this 19th day of October, 2018.

DELOITTE RESTRUCTURING INC.

In its capacity as Monitor of
Copper Sands Land Corp., Willow Rush Development Corp., Midtdal Developments & Investments Corp., Prairie Country Homes Ltd., JIL Developments & Investments Corp., and MDI Utility Corp., and not in its personal capacity.



Per: Brent Warga, CPA, CA, CIRP, LIT
Senior Vice-President

Exhibit A – October 16, 2018 Court Order

COURT FILE NUMBER Q.B. No. 1693 of 2017

COURT OF QUEEN'S BENCH FOR SASKATCHEWAN

JUDICIAL CENTRE SASKATOON

APPLICANTS COPPER SANDS LANDS CORP., WILLOW RUSH DEVELOPMENT CORP., MIDTDAL DEVELOPMENTS & INVESTMENTS CORP., PRAIRIE COUNTRY HOMES LTD. and JJL DEVELOPMENTS & INVESTMENTS CORP.

IN THE MATTER OF THE *COMPANIES' CREDITORS ARRANGEMENT ACT*,
RSC 1985, c C-36, AS AMENDED

AND IN THE MATTER OF A PROPOSED PLAN OF ARRANGEMENT FOR THE CREDITORS OF
COPPER SANDS LANDS CORP., WILLOW RUSH DEVELOPMENT CORP., MIDTDAL
DEVELOPMENTS & INVESTMENTS CORP., PRAIRIE COUNTRY HOMES LTD. and JJL
DEVELOPMENTS & INVESTMENTS CORP.

ORDER
(Extension of Amended and Restated Initial Order)

Before the Honourable Mr. Justice N.G. Gabrielson in Chambers the 16th day of October, 2018.

On the application of Jeffrey M. Lee, Q.C. and Paul Olfert, counsel on behalf of the Applicants, Copper Sands Land Corp., Willow Rush Development Corp., Midtdal Developments & Investments Corp., Prairie Country Homes Ltd., JJL Developments & Investments Corp. and MDI Utility Corp. (collectively, the "**Applicants**"), and upon reading the Consent Order endorsed by counsel for each of the Applicants, IPR Capital Ltd., Industrial Properties Regina Limited, 101297277 Saskatchewan Ltd., and Deloitte Restructuring Inc., all filed; and the pleadings and proceedings herein; and upon hearing from counsel present:

The Court orders:

1. The time for service of the Notice of Application in respect of this Order (and all supporting materials filed by the Applicant in support of its application for this Order) is hereby abridged and service thereof is deemed good, valid, timely and sufficient.
2. The Amended and Restated Initial Order granted in these proceedings on July 5, 2018 by the Honourable Mr. Justice N.G. Gabrielson and the stay of proceedings provided for therein shall be and are hereby further extended, effective as of 12:01 a.m. on Tuesday, October 16, 2018, until 11:59 p.m. Saskatchewan time on Tuesday, October 23, 2018.

ISSUED at Saskatoon, Saskatchewan, this 16th day of October, 2018.



(Deputy) Local Registrar

CONTACT INFORMATION AND ADDRESS FOR SERVICE

Name of the firm: MLT Aikins LLP
Lawyer in charge of file : Jeffrey M. Lee Q.C. / Paul Olfert
Address of firm: 1500, 410 22nd Street E, Saskatoon SK S7K 5T6
Telephone number: 306.975.7100
Fax number: 306.975.7145
Email address: JMLee@mltaikins.com / POlfert@mltaikins.com

Exhibit B – Notice of Condition Removal and Amendment to Vendor’s Condition Date

NOTICE OF CONDITION REMOVAL

and AMENDMENT TO VENDOR'S CONDITION DATE

TO: Copper Sands Land Corp. (the "Vendor")

Reference is made to the accepted Offer to Purchase dated September 25, 2018 and amended effective October 11, 2018 (collectively, the "Agreement"), by which Edna Keep (the "Purchaser") agreed to purchase from the Vendor the business of Copper Sands Mobile Home Park (MHP) and 18.5 acres of land upon which Copper Sands MHP is located on property legally described as LSD 5 Sec 25 Twp 17 Rge 18 W2 Ext 38, R.M. of Edenwold No. 158, Saskatchewan.

1. The Purchaser hereby removes all of the Purchaser's Conditions as set out in paragraph 5 of the Agreement; namely (a) approval of financing; (b) Property Condition Disclosure Statement; (c) Surveyor's certificate; and (d) approval of the Purchaser's business partner.
2. Paragraph 6 of the Agreement ("Vendor's Condition") shall be and is hereby deleted and replaced with the following:

"6. Vendor's Condition. This Offer is subject to the following condition precedent in favour of the Vendor (the "Vendor's Condition"):

- a. the Vendor has obtained the approval of the Saskatchewan Court of Queen's Bench for the completion of the transaction of purchase and sale contemplated herein, and an Order pursuant to the *Companies' Creditors Arrangement Act* vesting title to the Property in the purchasers, in the Vendor's sole and absolute discretion, on or before **October 23, 2018**.

The Vendor's Condition is inserted for the exclusive benefit of the Vendor and may be waived by the Vendor at any time up to and including October 23, 2018."

Dated at the City of White City in the Province of Saskatchewan, effective as of the 12th day of October, 2018.

Priyanka Patel
Witness

Edna Keep
EDNA KEEP

Exhibit C – Updated Cash Flow Statement for the Period October 15, 2018 to November 18, 2018

COPPER SANDS LAND CORP. ("CSLC")
WILLOW RUSH LAND CORP. ("Willow Rush")
MDI UTILITY CORP.
JL DEVELOPMENTS AND INVESTMENTS CORP. ("JL")
MIDTAL DEVELOPMENTS AND INVESTMENTS CORP. ("MDI")
PRAIRIE COUNTRY HOMES LTD. ("PRAIRIE COUNTRY")
(Collectively the "COMPANIES")

5-Week Cash Flow Projection

	Notes	Forecast Week 1 15-Oct-18 21-Oct-18	Forecast Week 2 22-Oct-18 28-Oct-18	Forecast Week 3 29-Oct-18 4-Nov-18	Forecast Week 4 5-Nov-18 11-Nov-18	Forecast Week 5 12-Nov-18 18-Nov-18	Forecast Week 1 - 5 Cumulative Totals
Receipts							
CSLC monthly rent (existing CSLC tenants)	1	\$ 10,125	\$ 9,450	\$ -	\$ -	\$ 26,663	\$ 46,238
CSLC monthly rent (Tanglewood expansion)	2	-	-	-	-	-	-
Sale of CSLC Mobile Home Park	3	-	-	-	-	-	-
Sale of RTM Mobile Homes	4	-	-	-	-	-	-
Total Receipts		10,125	9,450	-	-	26,663	46,238
Disbursements							
CSLC Operating Costs							
Bank Fees	5	25	25	25	25	25	125
Consulting costs	6	-	2,000	-	2,000	-	4,000
Marketing / meals and entertainment	5	-	150	-	150	-	300
Miscellaneous operating costs	5	500	-	500	-	500	1,500
Park operator license	7	9,000	-	6,000	-	-	15,000
Property taxes	8	-	-	-	-	-	-
Repairs and maintenance	9	-	-	-	-	1,500	1,500
SaskPower / SaskEnergy	10	-	-	1,500	-	-	1,500
Source deduction remittance	11	4,000	-	-	-	-	4,000
Street repair / road maintenance	5	-	-	447	-	-	447
Travel costs	12	-	-	1,000	-	-	1,000
Vehicle expenses	13	-	-	500	-	-	500
Wages	14	2,438	-	2,438	-	2,438	7,314
Waste disposal	5	-	-	1,455	-	-	1,455
Water tests	5	-	-	110	-	-	110
Well costs	15	-	-	-	-	8,300	8,300
WSA permit	16	-	-	-	600	-	600
Contingency	17	500	-	500	-	500	1,500
Subtotal		16,463	2,175	14,475	2,775	13,263	49,151
Financing Costs and Professional Fees							
Professional fees	18	15,000	-	-	-	10,000	25,000
Subtotal		15,000	-	-	-	10,000	25,000
Total Disbursements		31,463	2,175	14,475	2,775	23,263	74,151
Net Cash Flows		(21,338)	7,275	(14,475)	(2,775)	3,400	(27,914)
Opening Cash (Balance per Bank)	19	23,965	2,627	9,902	(4,573)	(7,348)	23,965
Net Cash Flows		(21,338)	7,275	(14,475)	(2,775)	3,400	(27,914)
Closing Cash (Indebtedness)		\$ 2,627	\$ 9,902	\$ (4,573)	\$ (7,348)	\$ (3,949)	\$ (3,949)

Notes and Assumptions

1	CSLC revenues are forecast based on 79 existing Copper Sands Mobile Home Park tenants paying lease fees of \$675 per month. Given the November 15, 2018 closing date for the sale of the Mobile Home Park, one half of the monthly rent is forecast to be collected (as the residual is expected to be a purchase price adjustment in favor of the purchaser).
2	CSLC continues to work with the Rural Municipality of Edenwold to obtain approval of the development plan and subdivision for the Tanglewood Expansion. As the timing of development is uncertain, no sale/rental revenues have been included in the forecast.
3	Forecast net proceeds received for the sale of the Mobile Home Park have not been disclosed herein to avoid tainting any future sales process.
4	As the timing of the sale of the RTM Mobile Homes is uncertain, no amounts have been included in the forecast. Furthermore, the priority and distribution of any proceeds received will be subject to further Order of the Court.
5	Operating costs are forecast based on the historical annualized operating costs for Copper Sands Mobile Home Park prorated monthly.
6	Forecast consulting costs for Ms. Midtdal and other third party external consultants associated with the Tanglewood Expansion, development of the MDI Utility, and securing alternative financing.
7	Park Operator License costs include payment of fee arrears owing to the RM of Edenwold from 2016. In accordance with the Amended and Restated Initial Order, payment of the \$15,000 represents the \$5,000 per month "Reserve Account" for the months of July, August, and September 2018. Additionally, these payments are expected to reduce any purchase price adjustment on closing of the Mobile Home Park sale.
8	The 2018 annual property tax payment of approximately \$4,100 has not been made by the Applicants.
9	Forecast based on actual repairs and maintenance costs incurred for the period January 15, 2018 to October 7, 2018.
10	Forecast utility costs are based on annual costs associated with five (5) accounts prorated monthly.
11	Estimated quarterly remittance of payroll source deductions.
12	Forecast based on actual travel costs incurred by Ms. Midtdal for the period January 15, 2018 to October 7, 2018.
13	Forecast vehicle costs are based on monthly fuel charges of \$500.
14	Wages are forecast based on the actual cost of the on-site resident manager at Copper Sands Mobile Home Park and a part-time maintenance/repair individual.
15	Estimated costs associated with well testing/drilling.
16	Water Security Agency (WSA) costs are based on historical costs.
17	Contingency reserve for unbudgeted costs.
18	Given the limited operating capital available to the Applicants, professional fees will continue to accrue during the forecast period with limited professional fees expected to be paid. Professional fee arrears (as disclosed in the Third Report) have not been included in the forecast.
19	Opening cash balance as at October 15, 2018.