

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: AAH OF IOWA LLC

§ Case No. 16-11167-KBO

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Debtor(s)

**NOTICE OF TRUSTEE'S FINAL REPORT AND
APPLICATIONS FOR COMPENSATION
AND DEADLINE TO OBJECT (NFR)**

Pursuant to [Fed. R. Bankr. P. 2002\(a\)\(6\)](#) and [2002\(f\)\(8\)](#), please take notice that [Alfred T. Giuliano](#), trustee of the above styled estate, has filed a Final Report and the trustee and the trustee's professionals have filed final fee applications, which are summarized in the attached Summary of Trustee's Final Report and Applications for Compensation.

The complete Final Report and all applications for compensation are available for inspection at the Office of the Clerk, at the following address:

Office of the Clerk
824 Market Street, 3rd Floor
Wilmington, DE 19801

Any person wishing to object to any fee application that has not already been approved or to the Final Report, must file a written objection within 21 days from the mailing of this notice, serve a copy of the objections upon the trustee, any party whose application is being challenged and the United States Trustee. A hearing on the fee applications and any objection to the Final Report will be held at 10:00 AM on 07/24/2026 in Courtroom 3, United States Courthouse, 824 Market Street, 6th Floor, Wilmington, DE 19801. If no objections are filed, upon entry of an order on the fee applications, the trustee may pay dividends pursuant to [FRBP 3009](#) without further order of the Court.

Date Mailed: 06/11/2026

By: /s/ Alfred T. Giuliano

Trustee

Alfred T. Giuliano
2301 E. Evesham Road
Pavilion 800, Suite 210
Voorhees, NJ 08043
(856) 767-3000

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: AAH OF IOWA LLC

§ Case No. 16-11167-KBO
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Debtor(s)

**SUMMARY OF TRUSTEE'S FINAL REPORT
AND APPLICATIONS FOR COMPENSATION**

<i>The Final Report shows receipts of :</i>	\$	144,284.62
<i>and approved disbursements of:</i>	\$	97,487.42
<i>leaving a balance on hand of¹:</i>	\$	46,797.20

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFILER	All American Homes of Colorado, LLC	0.00	0.00	0.00	0.00
NOTFILER	All American Homes of Indiana, LLC	0.00	0.00	0.00	0.00
NOTFILER	HD Special Situations III, LP	0.00	0.00	0.00	0.00
NOTFILER	Innovative Building Systems Holdings, LLC	0.00	0.00	0.00	0.00
NOTFILER	Innovative Building Systems Holdings, LLC	0.00	0.00	0.00	0.00
NOTFILER	UFP Eastern Division, Inc.	0.00	0.00	0.00	0.00
NOTFILER	All American Homes of Iowa, LLC	0.00	0.00	0.00	0.00

¹The balance of funds on hand in the estate may continue to earn interest until disbursed. The interest earned prior to disbursement will be distributed pro rata to creditors within each priority category. The trustee may receive additional compensation not to exceed the maximum compensation set forth under [11 U.S.C. § 326\(a\)](#) on account of the disbursement of the additional interest.

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFILED	Mod-U-Kraf Homes, LLC	0.00	0.00	0.00	0.00
NOTFILED	Innovative Building Systems Holdings, LLC	0.00	0.00	0.00	0.00
8S	Champion Home Builders, Inc.	829,503.00	0.00	0.00	0.00
15	LEAF Capital Funding, LLC	14,974.48	0.00	0.00	0.00

Total to be paid to secured creditors: \$ 0.00
Remaining balance: \$ 46,797.20

Applications for chapter 7 fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Trustee, Fees - A. T. Giuliano, P.C.	10,464.23	0.00	10,464.23
Trustee, Expenses - A. T. Giuliano, P.C.	38.50	0.00	38.50
Accountant for Trustee, Fees - Giuliano, Miller & Co., LLC	47,915.33	42,643.10	5,272.23
Accountant for Trustee, Expenses - Giuliano, Miller & Co., LLC	367.70	352.25	15.45
Auctioneer Fees - Ritchie Brothers Auctioneers (America) Inc.	4,125.00	4,125.00	0.00
Auctioneer Expenses - Ritchie Brothers Auctioneers (America) Inc.	1,960.00	1,960.00	0.00
Charges, U.S. Bankruptcy Court	1,131.67	0.00	1,131.67
Bond Payments - International Sureties, Ltd	342.31	342.31	0.00
Costs to Secure/Maintain Property - Hill Archive	181.26	0.00	181.26
Costs to Secure/Maintain Property - Simon's Lawn Care & Maintenance	2,402.15	2,402.15	0.00
Other Chapter 7 Administrative Expenses - AON Risk Services, Inc. of Florida	2,066.65	2,066.65	0.00
Other Chapter 7 Administrative Expenses - Kelly DeCarteret	6,459.00	6,459.00	0.00
Attorney for Trustee Fees (Other Firm) - Cozen O'Connor	29,053.35	28,401.55	651.80

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Attorney for Trustee Fees (Other Firm) - Flaster Greenberg	1,128.75	1,128.75	0.00
Attorney for Trustee Expenses (Other Firm) - Cozen O'Connor	544.77	178.70	366.07
Attorney for Trustee Expenses (Other Firm) - Flaster Greenberg	77.56	77.56	0.00
Arbitrator/Mediator for Trustee Fees - The Bifferato Firm, P.A.	464.19	464.19	0.00
Other Professional's Fees - Michelle Hoeger	2,670.00	2,670.00	0.00
Other Professional's Fees - JNR Adjustment Company, Inc.	0.00	0.00	0.00

Total to be paid for chapter 7 administrative expenses: \$ 18,121.21
 Remaining balance: \$ 28,675.99

Applications for prior chapter fees and administrative expenses have been filed as follows:

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
None			

Total to be paid for prior chapter administrative expenses: \$ 0.00
 Remaining balance: \$ 28,675.99

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$4,577,194.10 must be paid in advance of any dividend to general (unsecured) creditors.

Allowed priority claims are:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
WARN	Forry v. JBS QSF	4,536,093.54	0.00	28,623.22
11	Midwest Optometric Associates, P.C.	286.25	0.00	0.00
12	Midwest Optometric Associates, P.C.	381.98	0.00	0.00
27	Douglas G. Stimpson	6,923.08	0.00	43.69
29	Clarence A. Heacock	1,440.00	0.00	9.08
31	Clarence A. Heacock	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
32P	Iowa Department of Revenue	30,927.70	0.00	0.00
FICAER	EFTPS	518.51	0.00	0.00
FUTA	EFTPS	501.78	0.00	0.00
MEDIE R	EFTPS	121.26	0.00	0.00

Total to be paid for priority claims: \$ 28,675.99
Remaining balance: \$ 0.00

The actual distribution to wage claimants included above, if any, will be the proposed payment less applicable withholding taxes (which will be remitted to the appropriate taxing authorities).

Timely claims of general (unsecured) creditors totaling \$5,685,482.84 have been allowed and will be paid pro rata only after all allowed administrative and priority claims have been paid in full. The timely allowed general (unsecured) dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Timely allowed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFIL ED	Terry Moore Construction	0.00	0.00	0.00
NOTFIL ED	Mid America of the QCA	0.00	0.00	0.00
NOTFIL ED	Christian Printers	0.00	0.00	0.00
NOTFIL ED	Sunderman Homes	0.00	0.00	0.00
NOTFIL ED	Mariotti Building Products	0.00	0.00	0.00
NOTFIL ED	Tami Chapman	0.00	0.00	0.00
NOTFIL ED	Carver County Public Works	0.00	0.00	0.00
NOTFIL ED	Midwest Optometric Assoc PC	0.00	0.00	0.00
NOTFIL ED	Tama County Highway Department	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFILED	Randy & Marilyn Whewell	0.00	0.00	0.00
NOTFILED	C & C Contracting	0.00	0.00	0.00
NOTFILED	Mercy Medical Center (Dubuque, IA)	0.00	0.00	0.00
NOTFILED	Burkart Brothers Flooring	0.00	0.00	0.00
NOTFILED	Shelter Products, Inc.	0.00	0.00	0.00
NOTFILED	Agmotion Forest Products (US Commodities)	0.00	0.00	0.00
NOTFILED	Village Custom Homes	0.00	0.00	0.00
NOTFILED	Iowa Division of Labor	0.00	0.00	0.00
NOTFILED	Dave Petersen Construction	0.00	0.00	0.00
NOTFILED	Metropolitan Lumber Co.	0.00	0.00	0.00
NOTFILED	Heartland Fire & Security	0.00	0.00	0.00
NOTFILED	SelfInsured Workers' Compensation Claims Reserve	0.00	0.00	0.00
NOTFILED	Black Hawk County Engineer	0.00	0.00	0.00
NOTFILED	Simpson Strong Tie Co.	0.00	0.00	0.00
NOTFILED	PFS Corporation	0.00	0.00	0.00
NOTFILED	Bill & Kim Vandergallen	0.00	0.00	0.00
NOTFILED	Whirlpool Corporation	0.00	0.00	0.00
NOTFILED	FedEx (P O Box 371461)	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFILED	Reicher Quality Tool, LLC	0.00	0.00	0.00
NOTFILED	Schaab Metal products, Inc.	0.00	0.00	0.00
NOTFILED	Syntec Industries, LLC	0.00	0.00	0.00
NOTFILED	Jefferson County Road Dept.	0.00	0.00	0.00
NOTFILED	Bet Systems builders	0.00	0.00	0.00
NOTFILED	Express Services, Inc.	0.00	0.00	0.00
NOTFILED	Heartland Trailer Sales & Leasing	0.00	0.00	0.00
NOTFILED	A-1 Storage & Crane Svc, Inc.	0.00	0.00	0.00
NOTFILED	Counter Tops, Inc.	0.00	0.00	0.00
NOTFILED	Bi-County Disposal, Inc.	0.00	0.00	0.00
NOTFILED	Medical Associates Clinic	0.00	0.00	0.00
NOTFILED	Senco	0.00	0.00	0.00
NOTFILED	Three Rivers FS Co	0.00	0.00	0.00
NOTFILED	Hasler	0.00	0.00	0.00
NOTFILED	FOMO Products, Inc.	0.00	0.00	0.00
NOTFILED	Harter Custom Pumping, Inc.	0.00	0.00	0.00
NOTFILED	Brookside Construction	0.00	0.00	0.00
NOTFILED	Stil-Best Homes, LLC	0.00	0.00	0.00
NOTFILED	Bries Custom Homes	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFILED	Central State Supply Corp.	0.00	0.00	0.00
NOTFILED	McDermott Oil Co. (Quik N Hand)	0.00	0.00	0.00
NOTFILED	Bluelinx Corporation	0.00	0.00	0.00
NOTFILED	Andersen Logistics	0.00	0.00	0.00
NOTFILED	Gentry & Kinney, Inc.	0.00	0.00	0.00
NOTFILED	Windstream	0.00	0.00	0.00
NOTFILED	Liscott Custom Homes	0.00	0.00	0.00
NOTFILED	System Built Homes	0.00	0.00	0.00
NOTFILED	UFP Distribution f/k/a Shepherd Distribution Co.	0.00	0.00	0.00
NOTFILED	Mercy Radiologists of Dubuque	0.00	0.00	0.00
NOTFILED	Universal Forest Products	0.00	0.00	0.00
NOTFILED	Canon Solutions America, Inc.	0.00	0.00	0.00
NOTFILED	A-1 Sanitary Rag Co	0.00	0.00	0.00
NOTFILED	Gateway builders	0.00	0.00	0.00
NOTFILED	Trott Trophies	0.00	0.00	0.00
NOTFILED	Cummins Design, LLC	0.00	0.00	0.00
NOTFILED	Rock Solid Custom Builders	0.00	0.00	0.00
NOTFILED	Jack Link Truck Line, Inc.	0.00	0.00	0.00
NOTFILED	Jasper County Engineer	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFILED	Northstar Homes	0.00	0.00	0.00
NOTFILED	ITW Building Components Group, Inc.	0.00	0.00	0.00
NOTFILED	Ram Mini-Storage	0.00	0.00	0.00
NOTFILED	Keystone Building Products, Inc.	0.00	0.00	0.00
NOTFILED	Kluesner Construction, Inc.	0.00	0.00	0.00
NOTFILED	Keokuk County Highway department	0.00	0.00	0.00
NOTFILED	Premier Plumbing, Inc.	0.00	0.00	0.00
NOTFILED	McNamara Custom Carpentry (Billing)	0.00	0.00	0.00
NOTFILED	United States Gypsum Co.	0.00	0.00	0.00
NOTFILED	Heartland Signature Homes	0.00	0.00	0.00
NOTFILED	Fire Protection Industries, Inc. (F.E. Morgan, Inc.)	0.00	0.00	0.00
NOTFILED	Arctic Glacier, Inc. NE	0.00	0.00	0.00
NOTFILED	Elite Mobile Transport, LLC	0.00	0.00	0.00
NOTFILED	Neopost USA, Inc.	0.00	0.00	0.00
NOTFILED	Robinson Homes	0.00	0.00	0.00
NOTFILED	Sherwin Williams	0.00	0.00	0.00
NOTFILED	Xerox Corporation (Philadelphia)	0.00	0.00	0.00
NOTFILED	Reef Industries, Inc.	0.00	0.00	0.00
NOTFILED	Fayette county Road department	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFILED	API Systems Integrators	0.00	0.00	0.00
NOTFILED	Packrick Industries (Adorn)	0.00	0.00	0.00
NOTFILED	Dyersville Chiro Practice	0.00	0.00	0.00
NOTFILED	Mcatee Construcion, LLC	0.00	0.00	0.00
NOTFILED	First Galena Corporation	0.00	0.00	0.00
NOTFILED	First Quality builders	0.00	0.00	0.00
NOTFILED	C & C Contracting	0.00	0.00	0.00
NOTFILED	Stone Creek homes	0.00	0.00	0.00
NOTFILED	Black Hawk Automatic Sprinklers Inc (IA)	0.00	0.00	0.00
NOTFILED	Buffy Tillitt	0.00	0.00	0.00
NOTFILED	F & R Homes	0.00	0.00	0.00
NOTFILED	P. E. Robbin, Inc.	0.00	0.00	0.00
NOTFILED	B & L Manternach	0.00	0.00	0.00
NOTFILED	Plunkett's Pest Control	0.00	0.00	0.00
NOTFILED	Tim & Marsha Primeau	0.00	0.00	0.00
NOTFILED	E. J. Welch Company	0.00	0.00	0.00
NOTFILED	Shamrock Builders	0.00	0.00	0.00
NOTFILED	Dane County	0.00	0.00	0.00
NOTFILED	Mountain Realty Group, LLC	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFILED	Heritage Printing Co.	0.00	0.00	0.00
NOTFILED	R & R Dream Homes	0.00	0.00	0.00
NOTFILED	Cedar Creek Homes, LLC	0.00	0.00	0.00
NOTFILED	Tek-Niq-Kator of Designs	0.00	0.00	0.00
NOTFILED	Packaging Inc. / Blackhawk Industrial	0.00	0.00	0.00
NOTFILED	Dubuque Fire Equipment, Inc.	0.00	0.00	0.00
NOTFILED	Sebastian Crane Service	0.00	0.00	0.00
NOTFILED	Ply Gem Windows	0.00	0.00	0.00
NOTFILED	Bouwen Group, LLC	0.00	0.00	0.00
NOTFILED	Wallmasters Modular, Inc.	0.00	0.00	0.00
NOTFILED	Griffith Home Builders	0.00	0.00	0.00
NOTFILED	LEAF Capital Funding, LLC	0.00	0.00	0.00
NOTFILED	City of Galena	0.00	0.00	0.00
NOTFILED	F & R Homes	0.00	0.00	0.00
NOTFILED	Turn Key Homes	0.00	0.00	0.00
NOTFILED	McDonald Supply Company	0.00	0.00	0.00
NOTFILED	Shaw Industries	0.00	0.00	0.00
NOTFILED	Hodge company	0.00	0.00	0.00
NOTFILED	RKO Saw	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFILED	Mod Squad, LLC	0.00	0.00	0.00
NOTFILED	Mutual Wheel Co.	0.00	0.00	0.00
NOTFILED	Anthony Ryan & Assoc	0.00	0.00	0.00
NOTFILED	Crescent Electric Supply Co (Vantage Group)	0.00	0.00	0.00
NOTFILED	Heritage Custom Builders	0.00	0.00	0.00
NOTFILED	Overhead Door Co of Dubuque (IA)	0.00	0.00	0.00
NOTFILED	Iowa Select	0.00	0.00	0.00
NOTFILED	Sherwin Williams (Williston, ND)	0.00	0.00	0.00
NOTFILED	Certainteed Roofing	0.00	0.00	0.00
NOTFILED	Cascade Mfg. Co.	0.00	0.00	0.00
NOTFILED	Alliant Energy	0.00	0.00	0.00
NOTFILED	Northstar Homes	0.00	0.00	0.00
NOTFILED	City of Dyersville (Water)	0.00	0.00	0.00
NOTFILED	Badger Corrugating Co.	0.00	0.00	0.00
NOTFILED	B & L Maternach Construction	0.00	0.00	0.00
NOTFILED	Bluebrick Renovation & Construction, LLC	0.00	0.00	0.00
NOTFILED	U. S. Cellular	0.00	0.00	0.00
NOTFILED	Certainteed Corp. (Vinyl)	0.00	0.00	0.00
NOTFILED	CenturyLink	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFILED	Monet Desauw, Inc.	0.00	0.00	0.00
NOTFILED	Dover Investments	0.00	0.00	0.00
NOTFILED	Advanced Building Concepts	0.00	0.00	0.00
NOTFILED	Homestead Iowa (West Union, IA)	0.00	0.00	0.00
NOTFILED	VGM Forbin	0.00	0.00	0.00
1	Prichard Law Office, PC	36,392.00	0.00	0.00
2	Emser Tile, LLC	3,050.66	0.00	0.00
3	Wausau Supply Co., Inc.	16,253.00	0.00	0.00
4	Building Products, Inc.	41,796.23	0.00	0.00
5	The Sherwin-Williams Company	12,665.15	0.00	0.00
6	Carstin Brands, LLC	3,971.76	0.00	0.00
7	Sedona Staffing Services	497.86	0.00	0.00
8U	Champion Home Builders, Inc.	4,569,153.23	0.00	0.00
9	JC Huffman Cabinetry, Inc.	2,021.40	0.00	0.00
10	Live Free Logistics	158.11	0.00	0.00
13	Masco Cabinetry, LLC	0.00	0.00	0.00
14	Meyer Mechanical	589.90	0.00	0.00
16	Victor Encinias	0.00	0.00	0.00
17	Andersen Logistics	3,070.80	0.00	0.00
18	Willco Wholesale Distributors, Inc.	8,919.55	0.00	0.00
19	Harter Portable Restrooms, LLC	845.14	0.00	0.00
20	Jennifer Hahn	0.00	0.00	0.00
21	Gary Hahn	0.00	0.00	0.00
22	State of Colorado	1,770.00	0.00	0.00
23	UFP Warrens, LLC	30,405.77	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
24	UFP Granger, LLC	19,907.67	0.00	0.00
25	WESCO Distribution, Inc.	29,987.99	0.00	0.00
26	UFP Eastern Division, Inc.	32,869.60	0.00	0.00
28	Lawrence Construction Service	1,154.25	0.00	0.00
30	C. R. Laurence Co., Inc.	121.36	0.00	0.00
33	S & S Transport	12,650.57	0.00	0.00
34	Kreeb Auto, Inc.	3,423.14	0.00	0.00
35	Guardian Building Products, Inc.	24,766.38	0.00	0.00
36	Ferguson Enterprises, Inc.	0.00	0.00	0.00
37	Ferguson Enterprises, Inc.	24,859.65	0.00	0.00
38	Ryan Shelton	20,588.12	0.00	0.00
39	Ryan Shelton	20,588.12	0.00	0.00
40	Titanium Builders, LLC	0.00	0.00	0.00
41	Citizens Bank, N.A.	758,314.23	0.00	0.00
42	Nilan Johnson Lewis, PA	4,691.20	0.00	0.00

Total to be paid for timely general unsecured claims: \$ 0.00
 Remaining balance: \$ 0.00

Tardily filed claims of general (unsecured) creditors totaling \$20,588.12 have been allowed and will be paid pro rata only after all allowed administrative, priority and timely filed general (unsecured) claims have been paid in full. The tardily filed claim dividend is anticipated to be 0.0 percent, plus interest (if applicable).

Tardily filed general (unsecured) claims are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
43	Ryan Shelton	20,588.12	0.00	0.00

Total to be paid for tardily filed general unsecured claims: \$ 0.00
 Remaining balance: \$ 0.00

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$3,044.07 have been allowed and will be paid pro rata only after all allowed administrative, priority and general (unsecured) claims have been paid in full. The dividend for subordinated unsecured claims is anticipated to be 0.0 percent, plus interest (if applicable).

Subordinated unsecured claims for fines, penalties, forfeitures or damages and claims ordered subordinated by the Court are as follows:

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
32U	Iowa Department of Revenue	3,044.07	0.00	0.00

Total to be paid for subordinated claims: \$ 0.00
 Remaining balance: \$ 0.00

Prepared By: /s/ Alfred T. Giuliano
 Trustee

Alfred T. Giuliano
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 Voorhees, NJ 08043
 (856) 767-3000

STATEMENT: This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption [5 C.F.R. § 1320.4\(a\)\(2\)](#) applies.