

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: EXCEL HOMES GROUP LLC

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Case No. 16-11169-KBO

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
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Voorhees, NJ 08043
(856) 767-3000

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: EXCEL HOMES GROUP LLC

§ Case No. 16-11169-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>	\$	627,690.99
<i>and approved disbursements of:</i>	\$	426,117.65
<i>leaving a balance on hand of¹:</i>	\$	201,573.34

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
NOTFIL ED	UFP Eastern Division, Inc.	0.00	0.00	0.00	0.00
15S	Champion Home Builders, Inc.	2,599,411.00	0.00	0.00	0.00

Total to be paid to secured creditors:	\$	0.00
Remaining balance:	\$	201,573.34

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.	34,634.55	0.00	34,634.55
Trustee, Expenses - A. T. Giuliano, P.C.	69.86	0.00	69.86
Accountant for Trustee, Fees - Giuliano, Miller & Co., LLC	238,375.21	212,146.26	26,228.95
Accountant for Trustee, Expenses - Giuliano, Miller & Co., LLC	1,829.29	1,752.42	76.87
Charges, U.S. Bankruptcy Court	6,935.82	0.00	6,935.82
Bond Payments - International Sureties, Ltd	1,544.33	1,544.33	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.

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Costs to Secure/Maintain Property - Palmer W. Simpson, Jr.	1,020.00	1,020.00	0.00
Costs to Secure/Maintain Property - Philip J. Hickman	6,907.50	6,907.50	0.00
Costs to Secure/Maintain Property - PPL Electric Utilities	13,085.42	13,085.42	0.00
Costs to Secure/Maintain Property - SWK Technologies, Inc.	1,437.82	1,437.82	0.00
Costs to Secure/Maintain Property - Teates Appliance, Inc.	1,199.12	1,199.12	0.00
Costs to Secure/Maintain Property - Walker Enterprises	136.96	136.96	0.00
Costs to Secure/Maintain Property - Hill Archive	901.74	0.00	901.74
Other Chapter 7 Administrative Expenses - AON Risk Services, Inc. of Florida	2,066.66	2,066.66	0.00
Attorney for Trustee Fees (Other Firm) - Marco & Sitaras, PLLC	0.00	0.00	0.00
Attorney for Trustee Fees (Other Firm) - Flaster Greenberg	2,130.63	2,130.63	0.00
Attorney for Trustee Fees (Other Firm) - Cozen O'Connor	165,675.76	162,433.12	3,242.64
Attorney for Trustee Expenses (Other Firm) - Flaster Greenberg	146.40	146.40	0.00
Attorney for Trustee Expenses (Other Firm) - Cozen O'Connor	3,049.86	1,228.70	1,821.16
Arbitrator/Mediator for Trustee Fees - The Bifferato Firm, P.A.	1,576.00	1,576.00	0.00
Arbitrator/Mediator for Trustee Fees - Monaco Mediation, LLC	171.64	171.64	0.00
Other Professional's Fees - JNR Adjustment Company, Inc.	875.00	875.00	0.00

Total to be paid for chapter 7 administrative expenses: \$ 73,911.59
 Remaining balance: \$ 127,661.75

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: \$ 127,661.75

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$7,579,944.16 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	127,661.75
11	Effect Web Agency, Inc.	0.00	0.00	0.00
44P	Andrew P. Gurda	2,850.00	0.00	0.00
60	Tri State Business Services, Inc.	20,000.00	0.00	0.00
68	Benjamin L. Strawser, III	0.00	0.00	0.00
69	John Phillips	27,000.00	0.00	0.00
70	Alburtus Modular Homes	0.00	0.00	0.00
70 -2	Alburtus Modular Homes	28,451.69	0.00	0.00
76	Rhode Island Division of Taxation	0.00	0.00	0.00
76 -2	Rhode Island Division of Taxation	1,350.94	0.00	0.00
78	Rhode Island Dept. of Revenue	500.00	0.00	0.00
80P	New York State Dept. of Tax & Finance	313,105.16	0.00	0.00
86	Benjamin L. Strawser, III	0.00	0.00	0.00
87	Connecticut Department of Revenue Services	23,101.78	0.00	0.00
88	New York State Dept. of Tax & Finance	0.00	0.00	0.00
88 -2	New York State Dept. of Tax & Finance	1,409,767.15	0.00	0.00
89	Andrew P. Gurda	0.00	0.00	0.00
89	Andrew P. Gurda	0.00	0.00	0.00
91	New York State Dept. of Tax & Finance	0.00	0.00	0.00
91 -2	New York State Dept. of Tax & Finance	1,217,723.90	0.00	0.00
FICAER	EFTPS	0.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
FUTA	EFTPS	0.00	0.00	0.00
MEDIE R	EFTPS	0.00	0.00	0.00

Total to be paid for priority claims: \$ 127,661.75
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 \$8,003,767.04 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
AVALON	Avalon Building Systems	0.00	0.00	0.00
NOTFILED	Tri State Business Services, Inc.	0.00	0.00	0.00
TOYOTA	Toyota Motor Credit Corporation	4,905.12	0.00	0.00
1	RedBuilt, LLC	22,255.20	0.00	0.00
2	C H Briggs Company	3,455.97	0.00	0.00
3	APR Supply Company, Inc.	99,742.98	0.00	0.00
4	Bryar Egenrieder	0.00	0.00	0.00
5	ABL Graphics	159.13	0.00	0.00
6	Heister House Millworks, Inc.	0.00	0.00	0.00
7	Sporoco, Inc.	0.00	0.00	0.00
8	K & C Fuel Oil, Inc.	2,292.56	0.00	0.00
9	Shade Mountain Granite, LLC	0.00	0.00	0.00
10	G & E Roofing Co., Inc	1,923.07	0.00	0.00
11 -2	Effect Web Agency, Inc.	0.00	0.00	0.00
11 -3	Effect Web Agency, Inc.	846.62	0.00	0.00
12	Pella Corporation	14,056.30	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
13	Certified Energy Raters, LLC	8,520.00	0.00	0.00
14	Higher Information Group, LLC	3,561.12	0.00	0.00
15U	Champion Home Builders, Inc.	4,569,153.23	0.00	0.00
16	Eagle Capital Corporation	100,458.83	0.00	0.00
17	Cleary Millwork Corp.	55,719.24	0.00	0.00
18	Roger's Home Improvements, Inc.	130,685.83	0.00	0.00
19	Wells Fargo Equipment Finance	9,183.92	0.00	0.00
20	Dehco, Inc.	5,966.66	0.00	0.00
21	Knauf Insulation	33,442.08	0.00	0.00
22	David T. Feeney dba Feeney Engineering	11,700.00	0.00	0.00
23	Masco Cabinetry, LLC	0.00	0.00	0.00
24	Kohl Building Products, LLC	2,376.11	0.00	0.00
25	Brett A. Hinkal	513.00	0.00	0.00
26	Specialty Building Systems, Inc.	23,084.86	0.00	0.00
27	Modtrans, LLC	52,083.90	0.00	0.00
28	Airgas USA, LLC	4,403.79	0.00	0.00
29	Trojan Tube Sales & Fabrications, Inc.	6,464.93	0.00	0.00
30	Coastal Modular Homes of Rhode Island	29,067.00	0.00	0.00
31	Crown Trucking, Inc.	13,230.00	0.00	0.00
32	Andersen Logistics	31,073.94	0.00	0.00
33	Steven Piersch	1,064.00	0.00	0.00
34	Xerox Corporation	463.05	0.00	0.00
35	Pitney Bowes Inc	3,733.93	0.00	0.00
36	Costanzi Crane, Inc.	15,515.69	0.00	0.00
37	Batchelor Supply, Inc	3,413.49	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
38	UFP New York, LLC	1,453.50	0.00	0.00
39	Catskill Modular Homes, LLC	2,154.60	0.00	0.00
40	UFP Gordon, LLC	541,806.84	0.00	0.00
41	Record Building Supply, Inc.	5,927.31	0.00	0.00
42	Catskill Modular Homes, LLC	639.75	0.00	0.00
43	WESCO Distribution, Inc.	0.00	0.00	0.00
44U	Andrew P. Gurda	9,650.00	0.00	0.00
45	UFP Eastern Division, Inc.	32,869.60	0.00	0.00
46	Dan Bie Custom Contracting, Inc.	17,243.82	0.00	0.00
47	Jimi Enterprise, Inc	84,286.47	0.00	0.00
48	Catskill Modular Homes, LLC	12,813.86	0.00	0.00
49	Tidewater Custom Modular Homes, Inc.	21,870.00	0.00	0.00
50	Set Connectors, Inc.	29,030.00	0.00	0.00
51	Headwater Homes	2,202.50	0.00	0.00
52	Hill View Contracting of the Hudson Valley, LLC	18,714.97	0.00	0.00
53	Gotham Design & Community Development Ltd.	26,000.00	0.00	0.00
54	Keystone Tools & Supply	5,538.92	0.00	0.00
55	Seven D Wholesale of PA, LP - Scranton	181,607.06	0.00	0.00
56	Seven D. Truss, LP	82,753.24	0.00	0.00
57	Catskill Modular Homes, LLC	2,154.60	0.00	0.00
58	Fastenal Company	5,243.54	0.00	0.00
59	Commonwealth of PA - UCTS	39,797.73	0.00	0.00
61	Vision Resources of Central Pennsylvania	15,079.65	0.00	0.00
62	Sound Builders, Inc.	5,671.16	0.00	0.00
63	ABC Supply Company, Inc.	57,258.78	0.00	0.00
64	228 Clinton Avenue, LLC	32,000.00	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
65	Ferguson Enterprises, Inc.	137,050.21	0.00	0.00
66	Marco & Sitaras, PLLC	0.00	0.00	0.00
67	Greg Havens	400,000.00	0.00	0.00
71	Benjamin Custom Modular Homes	6,350.00	0.00	0.00
72	Re-Harvest, Inc.	9,967.18	0.00	0.00
73	Christopher Ruggles	46,565.72	0.00	0.00
74	Sherwin-Williams Co.	39,188.42	0.00	0.00
75	Eastern Lift Truck Co., Inc.	7,043.70	0.00	0.00
77	Franklin Welding & Equipment Co., Inc.	202.44	0.00	0.00
79	Wells Fargo Vendor Financial Services, LLC	56,750.88	0.00	0.00
81	Shoreline Modular Homes	16,329.61	0.00	0.00
82	Pinpoint Construction Corp.	16,000.00	0.00	0.00
83	Citizens Bank, N.A.	758,314.23	0.00	0.00
84	New Prospect Builders, LLC	11,000.00	0.00	0.00
85	Ronald L. Rice, Jr.	721.20	0.00	0.00

Total to be paid for timely general unsecured claims:	\$	0.00
Remaining balance:	\$	<u>0.00</u>

Tardily filed claims of general (unsecured) creditors totaling \$19,093.99 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
89	Andrew P. Gurda	12,000.00	0.00	0.00
90	Motion Industries, Inc.	7,093.99	0.00	0.00

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

Subordinated unsecured claims for fines, penalties, forfeitures, or damages and claims ordered subordinated by the Court totaling \$62,845.35 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
80U	New York State Dept. of Tax & Finance	62,845.35	0.00	0.00
88	New York State Dept. of Tax & Finance	0.00	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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(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.