

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF DELAWARE**

In re: AD1 PB AIRPORT HOTELS LLC

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Case No. 23-10082-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 01/23/2026 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: 12/29/2025

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: AD1 PB AIRPORT HOTELS LLC

§ Case No. 23-10082-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>	\$	76,357.79
<i>and approved disbursements of:</i>	\$	2,421.41
<i>leaving a balance on hand of¹:</i>	\$	73,936.38

Claims of secured creditors will be paid as follows:

Claim No.	Claimant	Claim Asserted	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
23	Pinnacle South	67,413.28	0.00	0.00	0.00
43	Palm Beach County Tax Collector	0.00	0.00	0.00	0.00
44	Palm Beach County Tax Collector	0.00	0.00	0.00	0.00
45	Palm Beach County Tax Collector	0.00	0.00	0.00	0.00
55	Palm Beach County Tax Collector	71,313.05	0.00	0.00	0.00
56	Palm Beach County Tax Collector	11,010.59	0.00	0.00	0.00
57	Palm Beach County Tax Collector	9,374.58	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
59	Extreme Construction Group, Inc.	96,825.00	0.00	0.00	0.00
93	LEAF Capital Funding, LLC	91,002.67	0.00	0.00	0.00
98	L & W Supply Corporation	11,511.52	0.00	0.00	0.00
152	HPS Investment Partners, LLC as Administrative Agent	183,499,925.29	183,499,925.29	0.00	48,045.66
193	The Huntington National Bank	0.00	0.00	0.00	0.00

Total to be paid to secured creditors: \$ 48,045.66

Remaining balance: \$ 25,890.72

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 - Alfred T. Giuliano	7,067.89	0.00	7,067.89
Trustee, Expenses - Alfred T. Giuliano	36.79	0.00	36.79
Accountant for Trustee, Fees - Giuliano, Miller & Co., LLC	0.00	0.00	0.00
Bond Payments - International Sureties, Ltd	86.31	86.31	0.00
Attorney for Trustee Fees (Other Firm) - Fox Rothschild LLP	17,402.00	0.00	17,402.00
Attorney for Trustee Expenses (Other Firm) - Fox Rothschild LLP	1,384.04	0.00	1,384.04

Total to be paid for chapter 7 administrative expenses: \$ 25,890.72

Remaining balance: \$ 0.00

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

Reason/Applicant	Total Requested	Interim Payments to Date	Proposed Payment
Other Prior Chapter Administrative Expenses - Faegre Drinker Biddle & Reath, LLP	1,167,287.96	0.00	0.00
Other Prior Chapter Administrative Expenses - CR3 Partners, LLC	909,904.85	0.00	0.00

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

In addition to the expenses of administration listed above as may be allowed by the Court, priority claims totaling \$35,575.67 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
6	Florida Dept of Revenue, Bankruptcy	14,415.45	0.00	0.00
205	Arch Insurance Company	17,747.94	0.00	0.00
212	Halpern Travel, LLC	3,412.28	0.00	0.00

Total to be paid for priority claims:	\$	0.00
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 \$9,039,333.25 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
1	Holiday Hospitality Franchising, LLC	3,284,273.00	0.00	0.00
2	The Huntington National Bank	66,995.41	0.00	0.00
3	Hill York Service Company, LLC	97,657.64	0.00	0.00
9	Lighting of Tomorrow, LLC	4,781.41	0.00	0.00

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
19	Travel Media Group	1,551.10	0.00	0.00
24	Wells Fargo Vendor Financial Services, LLC	5,363.71	0.00	0.00
39	Hewlett-Packard Financial Services Company	0.00	0.00	0.00
80	Holiday Hospitality Franchising, LLC	331,390.56	0.00	0.00
84	Hewlett-Packard Financial Services Company	5,375.36	0.00	0.00
88	Hewlett-Packard Financial Services	5,375.36	0.00	0.00
131	Speedy Rooter, Inc	2,325.00	0.00	0.00
143	Hill York Service Company LLC	81,239.72	0.00	0.00
166	Colleen Stanley	5,000,000.00	0.00	0.00
169	National Pool Service Inc	2,861.45	0.00	0.00
172	Holiday Hospitality Franchising, LLC	0.00	0.00	0.00
195	OCC Construction, LLC	40,260.33	0.00	0.00
202	City of West Palm Beach	27,203.48	0.00	0.00
213	Hill York Service Company, LLC	81,239.72	0.00	0.00
218	Stewart Management Company	1,440.00	0.00	0.00
231	Holiday Hospitality Franchising, LLC	0.00	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 \$0.00 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:

None

Claim No.	Claimant	Allowed Amount of Claim	Interim Payments to Date	Proposed Payment
None				

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 \$14,943.62 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
6U	Florida Dept of Revenue, Bankruptcy	1,441.22	0.00	0.00
14P	State of Florida - Department of Revenue	0.00	0.00	0.00
14U	State of Florida - Department of Revenue	0.00	0.00	0.00
89P	State of Florida - Department of Revenue	1,585.66	0.00	0.00
89U	State of Florida - Department of Revenue	11,916.74	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.