

UNITED STATES BANKRUPTCY COURT

DISTRICT OF Delaware

In Re. Berlin Station LLC

Case No. 24-10236

Debtor(s)

§
§
§
§

Jointly Administered

Monthly Operating Report

Chapter 11

Reporting Period Ended: 05/31/2024

Petition Date: 02/09/2024

Months Pending: 3

Industry Classification: 5 5 1 0

Reporting Method: Accrual Basis

Cash Basis

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- Statement of cash receipts and disbursements
Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
Statement of operations (profit or loss statement)
Accounts receivable aging
Postpetition liabilities aging
Statement of capital assets
Schedule of payments to professionals
Schedule of payments to insiders
All bank statements and bank reconciliations for the reporting period
Description of the assets sold or transferred and the terms of the sale or transfer

Dean Vomero
Signature of Responsible Party
06/26/2024
Date

Dean Vomero
Printed Name of Responsible Party
Applied business Strategy
1100 Superior Avenue, Suite 750
Cleveland, OH 44233
Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name Berlin Station LLC

Case No. 24-10236

<b>Part 1: Cash Receipts and Disbursements</b>	<b>Current Month</b>	<b>Cumulative</b>
a. Cash balance beginning of month	\$3,531,168	
b. Total receipts (net of transfers between accounts)	\$5,159,004	\$6,389,928
c. Total disbursements (net of transfers between accounts)	\$4,194,091	\$5,236,570
d. Cash balance end of month (a+b-c)	\$4,496,081	
e. Disbursements made by third party for the benefit of the estate	\$0	\$0
f. Total disbursements for quarterly fee calculation (c+e)	\$4,194,091	\$5,236,570

<b>Part 2: Asset and Liability Status</b> (Not generally applicable to Individual Debtors. See Instructions.)	<b>Current Month</b>
a. Accounts receivable (total net of allowance)	\$0
b. Accounts receivable over 90 days outstanding (net of allowance)	\$0
c. Inventory (Book <input type="radio"/> Market <input type="radio"/> Other <input checked="" type="radio"/> (attach explanation))	\$0
d. Total current assets	\$5,961,798
e. Total assets	\$63,009,275
f. Postpetition payables (excluding taxes)	\$46,123,940
g. Postpetition payables past due (excluding taxes)	\$0
h. Postpetition taxes payable	\$0
i. Postpetition taxes past due	\$0
j. Total postpetition debt (f+h)	\$46,123,940
k. Prepetition secured debt	\$111,668,333
l. Prepetition priority debt	\$0
m. Prepetition unsecured debt	\$124,262
n. Total liabilities (debt) (j+k+l+m)	\$157,916,534
o. Ending equity/net worth (e-n)	-\$94,907,260

<b>Part 3: Assets Sold or Transferred</b>	<b>Current Month</b>	<b>Cumulative</b>
a. Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b. Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c. Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

<b>Part 4: Income Statement (Statement of Operations)</b> (Not generally applicable to Individual Debtors. See Instructions.)	<b>Current Month</b>	<b>Cumulative</b>
a. Gross income/sales (net of returns and allowances)	\$0	
b. Cost of goods sold (inclusive of depreciation, if applicable)	\$102,035	
c. Gross profit (a-b)	-\$102,035	
d. Selling expenses	\$0	
e. General and administrative expenses	\$24,993	
f. Other expenses	\$0	
g. Depreciation and/or amortization (not included in 4b)	\$364,738	
h. Interest	\$33,033	
i. Taxes (local, state, and federal)	\$0	
j. Reorganization items	\$578,020	
k. Profit (loss)	-\$1,102,820	-\$54,576,553

Debtor's Name Berlin Station LLC

Case No. 24-10236

**Part 5: Professional Fees and Expenses**

			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
a.	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
	i						
	ii						
	iii						
	iv						
	v						
	vi						
	vii						
	viii						
	ix						
	x						
	xi						
	xii						
	xiii						
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Debtor's Name Berlin Station LLC

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Debtor's Name Berlin Station LLC

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			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative	
b.	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>						
	<i>Itemized Breakdown by Firm</i>						
		Firm Name	Role				
	i						
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	viii						
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	x						
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	xii						
xiii							
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Debtor's Name Berlin Station LLC

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Debtor's Name Berlin Station LLC

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	xcix					
	c					
c.	All professional fees and expenses (debtor & committees)					

Part 6: Postpetition Taxes	Current Month	Cumulative
a. Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b. Postpetition income taxes paid (local, state, and federal)	\$0	\$43,549
c. Postpetition employer payroll taxes accrued	\$0	\$0
d. Postpetition employer payroll taxes paid	\$0	\$0
e. Postpetition property taxes paid	\$0	\$0
f. Postpetition other taxes accrued (local, state, and federal)	\$0	\$-198,740
g. Postpetition other taxes paid (local, state, and federal)	\$0	\$198,740

**Part 7: Questionnaire - During this reporting period:**

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes  No
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes  No
- c. Were any payments made to or on behalf of insiders? Yes  No
- d. Are you current on postpetition tax return filings? Yes  No
- e. Are you current on postpetition estimated tax payments? Yes  No
- f. Were all trust fund taxes remitted on a current basis? Yes  No
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes  No
- h. Were all payments made to or on behalf of professionals approved by the court? Yes  No  N/A
- i. Do you have:
  - Worker's compensation insurance? Yes  No
  - If yes, are your premiums current? Yes  No  N/A  (if no, see Instructions)
  - Casualty/property insurance? Yes  No
  - If yes, are your premiums current? Yes  No  N/A  (if no, see Instructions)
  - General liability insurance? Yes  No
  - If yes, are your premiums current? Yes  No  N/A  (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes  No
- k. Has a disclosure statement been filed with the court? Yes  No
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes  No

Debtor's Name Berlin Station LLC

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**Part 8: Individual Chapter 11 Debtors (Only)**

a. Gross income (receipts) from salary and wages	\$0
b. Gross income (receipts) from self-employment	\$0
c. Gross income from all other sources	\$0
d. Total income in the reporting period (a+b+c)	\$0
e. Payroll deductions	\$0
f. Self-employment related expenses	\$0
g. Living expenses	\$0
h. All other expenses	\$0
i. Total expenses in the reporting period (e+f+g+h)	\$0
j. Difference between total income and total expenses (d-i)	\$0
k. List the total amount of all postpetition debts that are past due	\$0
l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)?	Yes <input type="radio"/> No <input checked="" type="radio"/>
m. If yes, have you made all Domestic Support Obligation payments?	Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/>

**Privacy Act Statement**

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/eo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

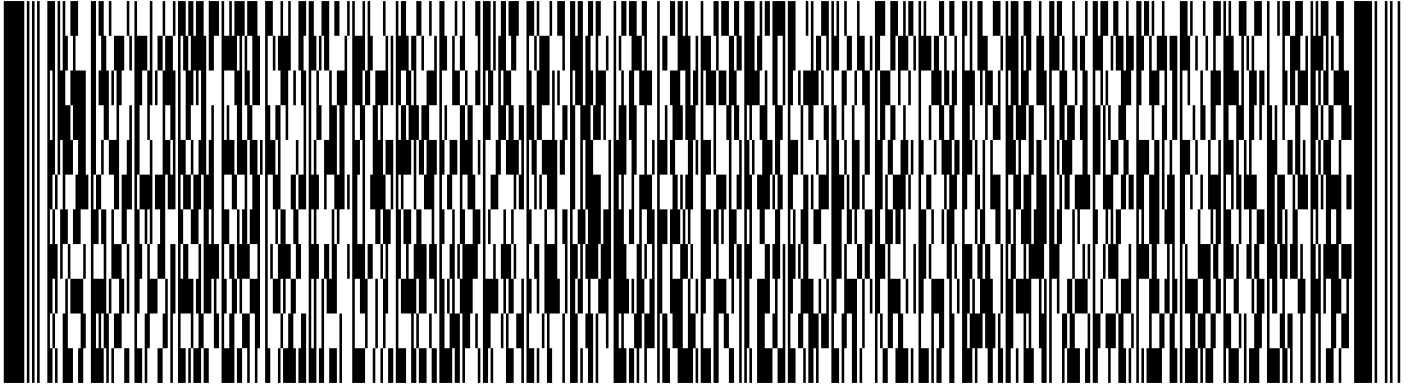
**I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.**

Dean Vomero  
 \_\_\_\_\_  
 Signature of Responsible Party  
 CRO  
 \_\_\_\_\_  
 Title

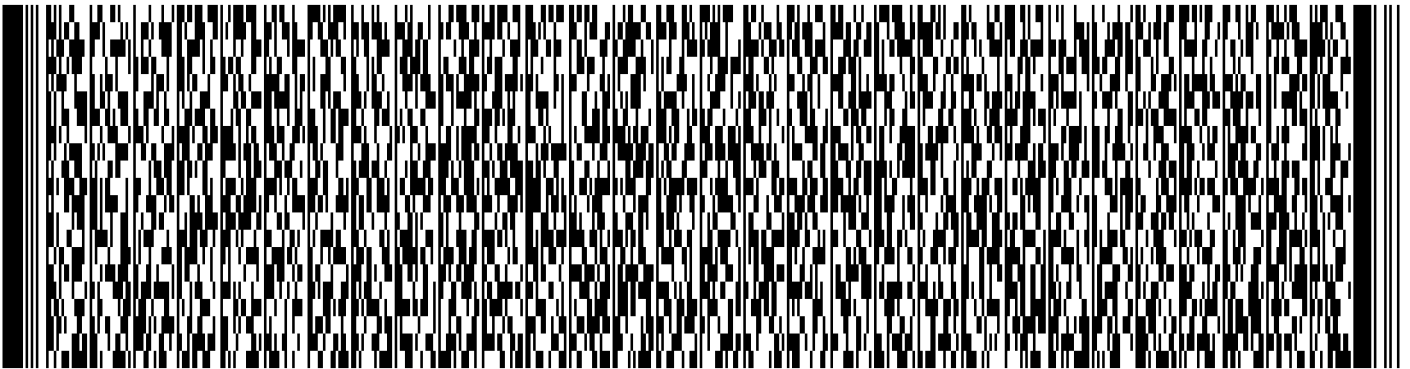
Dean Vomero  
 \_\_\_\_\_  
 Printed Name of Responsible Party  
 06/26/2024  
 \_\_\_\_\_  
 Date

Debtor's Name Berlin Station LLC

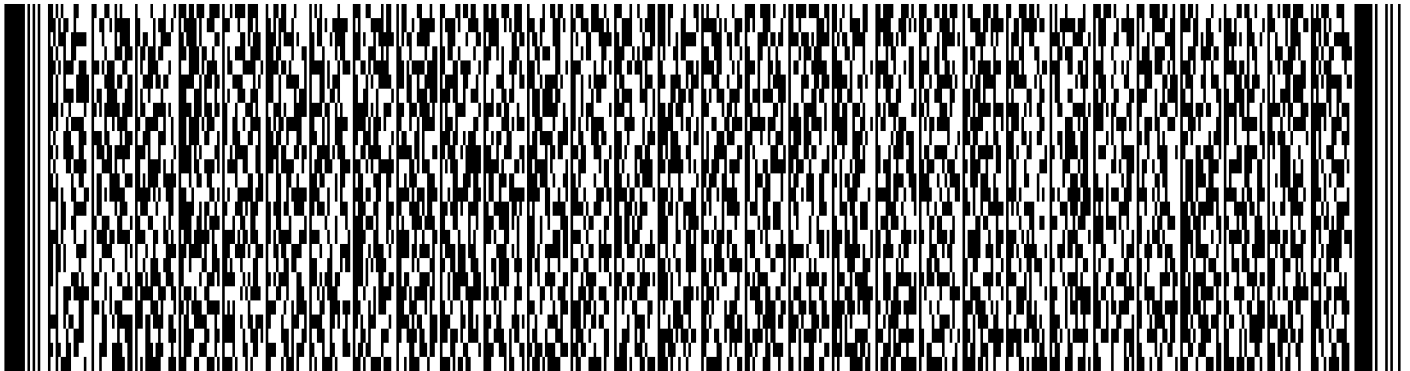
Case No. 24-10236



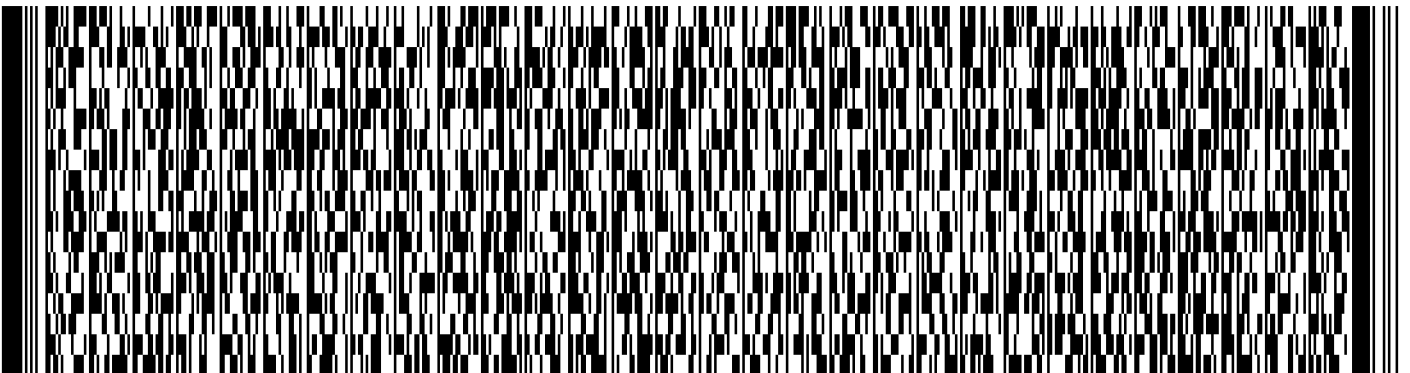
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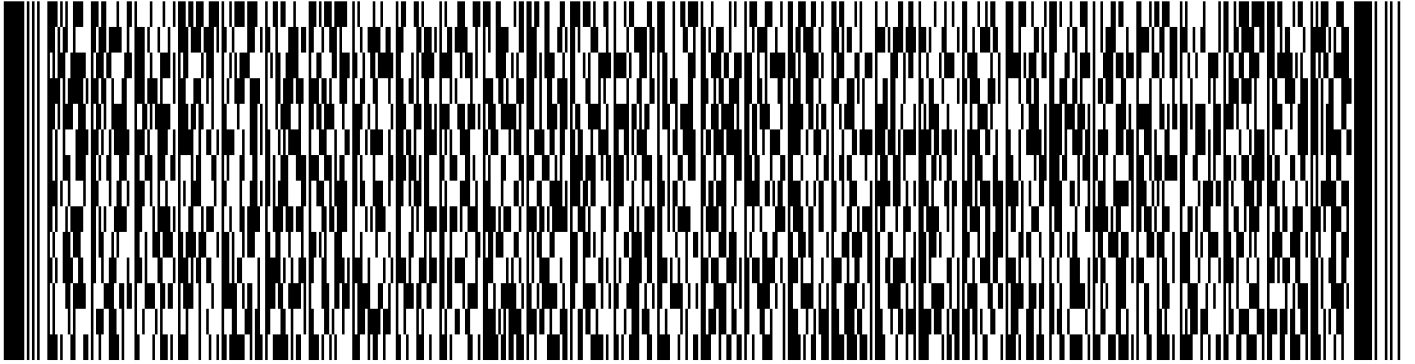
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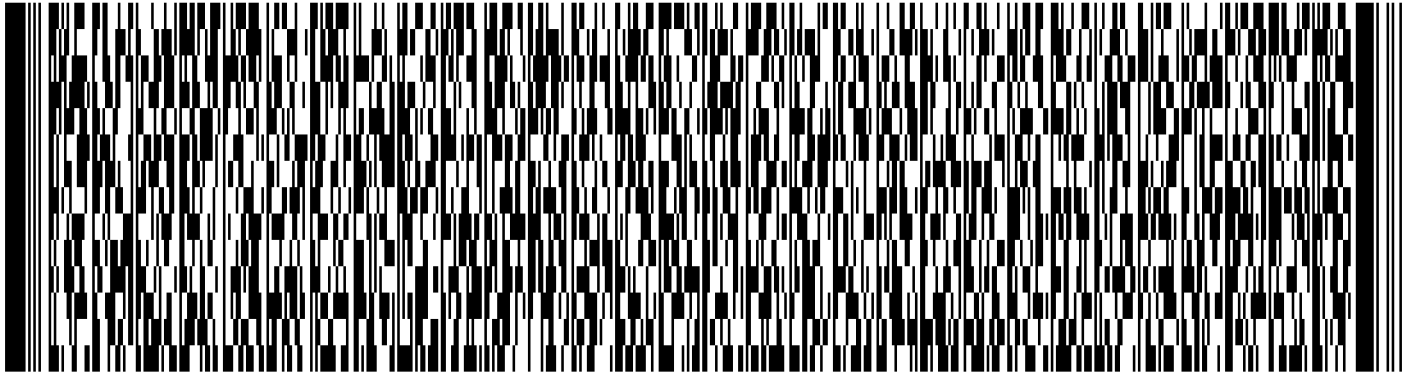
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Debtor's Name Berlin Station LLC

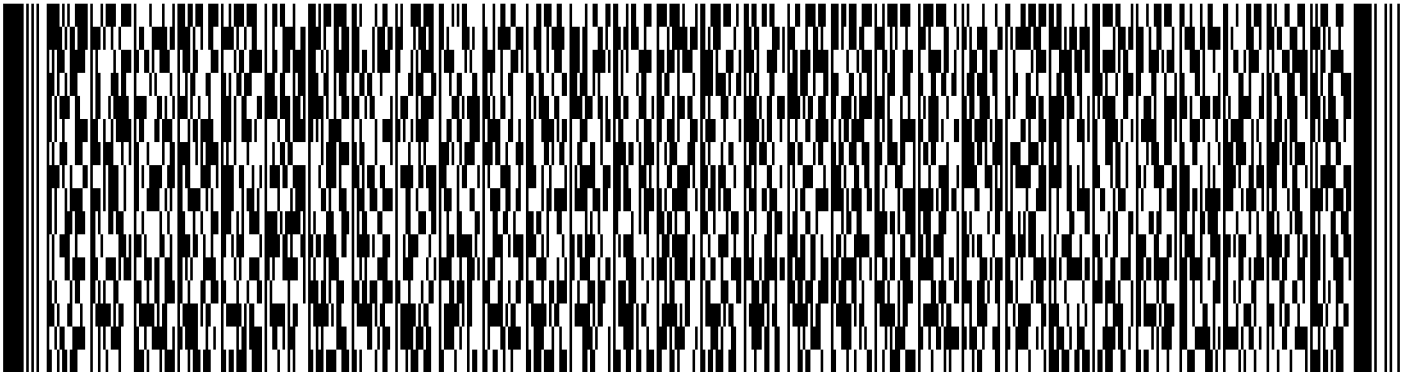
Case No. 24-10236



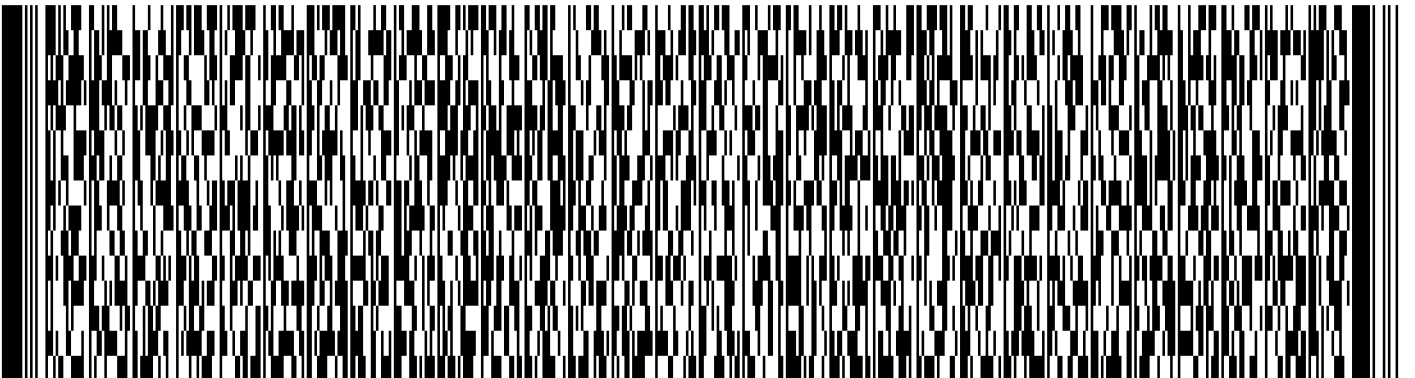
Bankruptcy1to50



Bankruptcy51to100



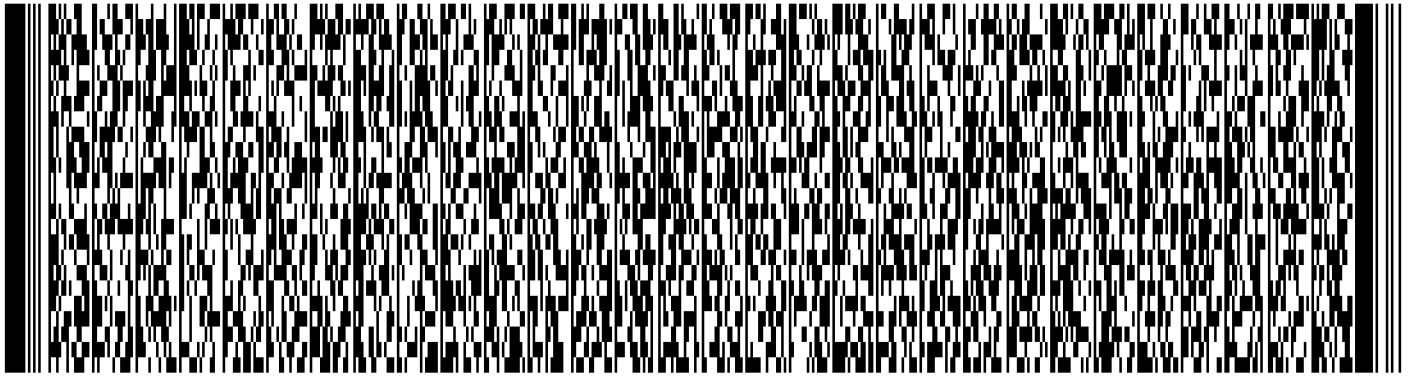
NonBankruptcy1to50



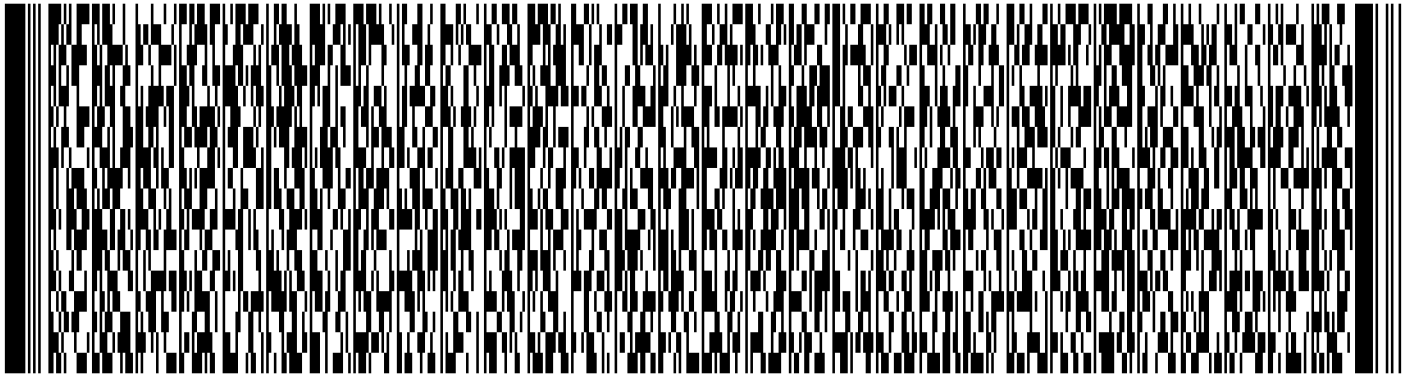
NonBankruptcy51to100

Debtor's Name Berlin Station LLC

Case No. 24-10236



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PageFour

Berlin Station LLC	Case No.	24-10236
Debtor	Reporting Period:	May-24

BANK RECONCILIATIONS

	MT Operating 1322	UMB 532	UMB 532.1	MT Utility	Total
BALANCE PER BOOKS	\$ 1,093,578	\$ 3,287,578	\$ 14,950	\$ 99,975	\$ 4,496,081
BANK BALANCE	\$1,144,195	\$ 3,287,578	\$ 4,951	\$ 99,975	\$ 4,536,700
(+) DEPOSITS IN TRANSIT <i>(ATTACH LIST)</i>	0		10000		10000
(-) OUTSTANDING CHECKS <i>(ATTACH LIST)</i> :	(50,617)				(50,617)
OTHER <i>(Note 1)</i>					\$ -
ADJUSTED BANK BALANCE *	\$ 1,093,578	\$ 3,287,578	\$ 14,951	\$ 99,975	\$ 4,496,082
Total UMB			\$ 3,302,529		

Outstanding Checks					
CK #	Amount				
1002	(3,600)				
1013	(4,000)				
1015	(23,147.13)				
1016	(19,870.15)				
Total	\$ (50,617.28)		\$ -	\$ -	\$ -

FOR INQUIRIES CALL: MAINE MM ACQ LNS  
(603) 222-5941

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**BERLIN STATION LLC**  
**DEBTOR IN POSSESSION CASE # 24-10235**  
**631 US HWY 1 SUITE 300**  
**NORTH PALM BEACH FL 33408**

ACCOUNT TYPE	
COMMERCIAL CHECKING	
ACCOUNT NUMBER	STATEMENT PERIOD
6500161322	05/01/24 - 05/31/24
<b>BEGINNING BALANCE</b>	<b>\$177,269.33</b>
<b>DEPOSITS &amp; CREDITS</b>	<b>6,464,000.00</b>
<b>LESS CHECKS &amp; DEBITS</b>	<b>5,497,019.01</b>
<b>LESS SERVICE CHARGES</b>	<b>55.09</b>
<b>ENDING BALANCE</b>	<b>\$1,144,195.23</b>

**ACCOUNT ACTIVITY**

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
05/01/2024	BEGINNING BALANCE			\$177,269.33
05/01/2024	INCOMING FEDWIRE FUNDS TRANSFER BERLIN STATION, LLC DIP AGENT	\$1,500,000.00		1,677,269.33
05/02/2024	XFER FROM: 000006500065859	424,000.00		
05/02/2024	OUTGOING FEDWIRE TRANSFER AUTO NON REP Bernstein, Shur, Sawyer		\$160,565.50	
05/02/2024	OUTGOING FEDWIRE TRANSFER AUTO REP Applied Business Strategy Retainer		99,255.20	
05/02/2024	OUTGOING FEDWIRE TRANSFER AUTO NON REP FTI Consulting Inc		448,852.00	
05/02/2024	OUTGOING FEDWIRE TRANSFER AUTO REP Greenberg Traurig Depository Accoun		347,480.14	1,045,116.49
05/03/2024	OUTGOING FEDWIRE TRANSFER AUTO REP Greenberg Traurig Depository Accoun		660,108.28	
05/03/2024	OUTGOING FEDWIRE TRANSFER AUTO NON REP Greenberg Traurig Depository Accoun		361,496.62	23,511.59
05/06/2024	XFER FROM: 000009888102416	200,000.00		
05/06/2024	OUTGOING FEDWIRE TRANSFER AUTO NON REP CS Berlin Ops, Inc		100,000.00	
05/06/2024	CHECK NUMBER 1008		6,569.50	
05/06/2024	CHECK NUMBER 1009		28,209.68	88,732.41
05/08/2024	CHECK NUMBER 1010		250.00	
05/08/2024	SERVICE CHARGE FOR ACCOUNT 000006500161322		55.09	88,427.32
05/10/2024	CHECK NUMBER 1011		23,147.13	65,280.19
05/13/2024	XFER FROM: 000006500065859	350,000.00		
05/13/2024	OUTGOING FEDWIRE TRANSFER AUTO NON REP CS Berlin Ops, Inc		347,000.00	68,280.19
05/15/2024	OUTGOING FEDWIRE TRANSFER AUTO NON REP ISO New England		127.93	68,152.26
05/16/2024	XFER FROM: 000006500065859	55,000.00		123,152.26
05/17/2024	EVERSOURCE WEB_PAY 46032700051524		129.86	123,022.40
05/20/2024	XFER FROM: 000006500065859	400,000.00		
05/20/2024	XFER FROM: 000006500065859	240,000.00		
05/20/2024	OUTGOING FEDWIRE TRANSFER AUTO NON REP CS Berlin Ops, Inc		370,000.00	393,022.40
05/23/2024	XFER FROM: 000006500065859	45,000.00		

FOR INQUIRIES CALL: MAINE MM ACQ LNS  
(603) 222-5941

ACCOUNT TYPE	
COMMERCIAL CHECKING	
ACCOUNT NUMBER	STATEMENT PERIOD
6500161322	05/01/24 - 05/31/24

**BERLIN STATION LLC  
DEBTOR IN POSSESSION CASE # 24-10235**

**ACCOUNT ACTIVITY**

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
05/23/2024	OUTGOING FEDWIRE TRANSFER AUTO NON REP Varney Agency		238,230.50	199,791.90
05/28/2024	INCOMING FEDWIRE FUNDS TRANSFER BERLIN STATION, LLC DIP AGENT	3,000,000.00		
05/28/2024	XFER FROM: 000006500065859	250,000.00		
05/28/2024	OUTGOING FEDWIRE TRANSFER AUTO NON REP CS Berlin Ops, Inc		250,000.00	
05/28/2024	CHECK NUMBER 1012		50,547.43	3,149,244.47
05/29/2024	OUTGOING FEDWIRE TRANSFER AUTO REP Applied Business Strategy Retainer		49,665.00	
05/29/2024	OUTGOING FEDWIRE TRANSFER AUTO REP Bernstein, Shur, Sawyer		111,323.95	
05/29/2024	OUTGOING FEDWIRE TRANSFER AUTO REP FTI Consulting Inc		232,323.93	
05/29/2024	OUTGOING FEDWIRE TRANSFER AUTO REP Greenberg Traurig Depository Accoun		287,136.36	
05/29/2024	OUTGOING FEDWIRE TRANSFER AUTO NON REP Trust Clearance		8,000.00	
05/29/2024	XFER TO : 000006500065859		1,315,000.00	1,145,795.23
05/31/2024	CHECK NUMBER 1014		1,600.00	1,144,195.23
	NUMBER OF DEPOSITS/CHECKS PAID	10	6	

**CHECKS PAID SUMMARY**

CHECK NO.	DATE	AMOUNT	CHECK NO.	DATE	AMOUNT	CHECK NO.	DATE	AMOUNT
1008	05/06/24	6,569.50	1010	05/08/24	250.00	1012	05/28/24	50,547.43
1009	05/06/24	28,209.68	1011	05/10/24	23,147.13	1014*	05/31/24	1,600.00
* - GAP IN CHECK SEQUENCE R - CHECK RETURNED								
NUMBER OF CHECKS PAID			6					
AMOUNT OF CHECKS PAID		\$110,323.74						

## HOW TO BALANCE YOUR M&T BANK ACCOUNT

**TO BALANCE YOUR ACCOUNT WITH THIS STATEMENT COMPLETE STEPS 1, 2, & 3.**

**STEP 1** Place a checkmark ( ✓ ) beside each item listed on this statement which has a corresponding entry in your register.  
Also place a checkmark next to the item in your register.

**STEP 2** Add to your register:  
(a) Any deposits and other credits shown on this statement which you have not already entered.  
(b) Any interest this statement shows credited to your account.

**STEP 3** Subtract from your register:  
(a) Any checks or other withdrawals shown on this statement which you did not enter into your register.  
(b) Any automatic loan payments or ATM or other electronic debits shown on this statement which you have not already subtracted.  
(c) Any service charges shown on this statement which you have not already subtracted.

**TO DETERMINE THE CURRENT BALANCE IN YOUR ACCOUNT:**

**STEP 4** List any outstanding checks or debits written in your register, but not yet appearing on your statement.

OUTSTANDING CHECKS AND OTHER DEBITS	
NUMBER	AMOUNT
1	\$
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
SUBTOTAL OF COLUMN 1	\$

OUTSTANDING CHECKS AND OTHER DEBITS	
NUMBER	AMOUNT
13	\$
14	
15	
16	
17	
18	
19	
20	
21	
22	
SUBTOTAL OF COLUMN 2	
SUBTOTAL OF COLUMN 1 +	
TOTAL OUTSTANDING CHECKS AND DEBITS	\$

**STEP 5** Enter on this line the **Ending Balance** shown in the summary on the front of this statement.

\$	
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**STEP 6** Enter the total of any deposits or other credits shown on your register which are not shown on this statement.

\$	
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**STEP 7** Enter the total of **STEPS 5 & 6**.

\$	
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**STEP 8** Enter **TOTAL OUTSTANDING CHECKS & DEBITS** (from **STEP 4**).

\$	
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**STEP 9** Subtract **STEP 8** from **STEP 7** and enter the difference here.

\$	
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This amount should be your current account balance.

If you have questions, think your statement is incorrect, or for information regarding Treasury Management Services, please contact your M&T Relationship Manager or the Commercial Service Team at 1-800-724-2240, Monday through Friday, 8am - 6pm ET.



FOR INQUIRIES CALL: MAINE MM ACQ LNS  
(603) 222-5941

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BERLIN STATION, LLC  
DEBTOR IN POSSESSION CASE # 24-10236  
ANTONIO BIANCO, TRUSTEE  
631 US HWY SUITE 300  
NORTH PALM BEACH FL 33408

ACCOUNT TYPE	
COMMERCIAL CHECKING	
ACCOUNT NUMBER	STATEMENT PERIOD
9888102416	05/01/24 - 05/31/24
BEGINNING BALANCE	\$99,975.42
DEPOSITS & CREDITS	200,000.00
LESS CHECKS & DEBITS	200,000.00
LESS SERVICE CHARGES	23.80
ENDING BALANCE	\$99,951.62

**ACCOUNT ACTIVITY**

POSTING DATE	TRANSACTION DESCRIPTION	DEPOSITS & OTHER CREDITS (+)	WITHDRAWALS & OTHER DEBITS (-)	DAILY BALANCE
05/01/2024	BEGINNING BALANCE			\$99,975.42
05/06/2024	XFER FROM: 000006500065859	\$200,000.00		
05/06/2024	XFER TO : 000006500161322		\$200,000.00	99,975.42
05/08/2024	SERVICE CHARGE FOR ACCOUNT 000009888102416		23.80	99,951.62
	NUMBER OF DEPOSITS/CHECKS PAID	1	0	

## HOW TO BALANCE YOUR M&T BANK ACCOUNT

**TO BALANCE YOUR ACCOUNT WITH THIS STATEMENT COMPLETE STEPS 1, 2, & 3.**

**STEP 1** Place a checkmark ( ✓ ) beside each item listed on this statement which has a corresponding entry in your register.  
Also place a checkmark next to the item in your register.

**STEP 2** Add to your register:  
(a) Any deposits and other credits shown on this statement which you have not already entered.  
(b) Any interest this statement shows credited to your account.

**STEP 3** Subtract from your register:  
(a) Any checks or other withdrawals shown on this statement which you did not enter into your register.  
(b) Any automatic loan payments or ATM or other electronic debits shown on this statement which you have not already subtracted.  
(c) Any service charges shown on this statement which you have not already subtracted.

**TO DETERMINE THE CURRENT BALANCE IN YOUR ACCOUNT:**

**STEP 4** List any outstanding checks or debits written in your register, but not yet appearing on your statement.

OUTSTANDING CHECKS AND OTHER DEBITS	
NUMBER	AMOUNT
1	\$
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
<b>SUBTOTAL OF COLUMN 1</b>	<b>\$</b>

OUTSTANDING CHECKS AND OTHER DEBITS	
NUMBER	AMOUNT
13	\$
14	
15	
16	
17	
18	
19	
20	
21	
22	
<b>SUBTOTAL OF COLUMN 2</b>	
<b>SUBTOTAL OF COLUMN 1 +</b>	
<b>TOTAL OUTSTANDING CHECKS AND DEBITS</b>	<b>\$</b>

**STEP 5** Enter on this line the **Ending Balance** shown in the summary on the front of this statement.

\$	
----	--

**STEP 6** Enter the total of any deposits or other credits shown on your register which are not shown on this statement.

\$	
----	--

**STEP 7** Enter the total of **STEPS 5 & 6**.

\$	
----	--

**STEP 8** Enter **TOTAL OUTSTANDING CHECKS & DEBITS** (from **STEP 4**).

\$	
----	--

**STEP 9** Subtract **STEP 8** from **STEP 7** and enter the difference here.

\$	
----	--

This amount should be your current account balance.

If you have questions, think your statement is incorrect, or for information regarding Treasury Management Services, please contact your M&T Relationship Manager or the Commercial Service Team at 1-800-724-2240, Monday through Friday, 8am - 6pm ET.





1010 Grand Boulevard  
Kansas City, MO 64106  
800.545.6101

----- manifest line -----



Berlin Station LLC  
631 US HWY 1 Suite 300  
NORTH PALM BEACH FL 33408

<b>Account Name</b>	Berlin Station LLC DIP Agent
<b>Account Number</b>	162532
<b>Statement Period</b>	May 1 - May 31, 2024
<b>Administrator</b>	Joshua James
<b>Associate Administrator</b>	joshua.james@umb.com Rodney Meeks
<b>Senior Officer</b>	rodney.meeks@umb.com David Massa 646.650.3790 david.massa@umb.com

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**Estimated Yield ("EY"):** When available, the EAI of the security divided by its market value. Note: EAI and EY are estimates; actual income and yield may be lower or higher. Estimates may also include return of principal or capital gains, which would render them overstated. EY reflects only the income generated by an investment; not changes in its price. These figures are based on mathematical calculations of available data. They have been obtained from information providers believed to be reliable, but no assurance can be made as to accuracy. Since interest and dividend rates are subject to change at any time, and may be affected by current and future economic, political and business conditions, they should not be relied upon for making investment, trading or tax decisions.

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**Yield - Equities:** EAI divided by market value.

**Yield - Fixed Income:** Yield to maturity.

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**Capital Gain / (Loss) Sections:** The information contained in this section(s) includes a gain or a loss summary of your account and is not a solicitation or a recommendation to buy or sell. It may however, be helpful for investment and tax planning strategies. It should not be relied upon for filing your tax return as it may not include all taxable transactions. UMB has provided cost basis information wherever possible for most securities. This data may have been provided by other third parties. Although efforts have been made to assure the

quality of the information, data may be inaccurate or incomplete and is subject to change. UMB accepts no responsibility for its accuracy, completeness or timely updating. Consequently, all data information in the Capital Gain / (Loss) section(s) of this statement, should be confirmed with your records and your tax advisor.

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**Changes in Your Situation or Objectives:** Contact us if changes occur in your financial situation or, where permitted, if you wish to alter investment objectives, impose reasonable restrictions on the management of the account assets or modify existing restrictions.

**Mutual Funds:** UMB may receive additional compensation for providing shareholder servicing and administrative services to mutual funds, as well as 12b-1 fees from various mutual funds in which UMB invests client assets. UMB does not receive compensation with respect to client assets in qualified retirement accounts, including Individual Retirement Accounts. These services may include sub-accounting, statement production, client communication, electronic transmission of orders and automated order-entry. The fees received by UMB range from 0.10% to 1% and are usually calculated as a percentage of the average daily balance of the account assets invested in such funds. These fees are in addition to account fees and are not reflected on account statements.





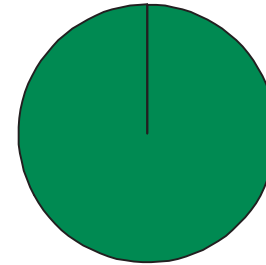
### Market Overview

	Current Period	Year-to-Date
	05/01/2024	01/01/2024
<b>Beginning Market Value</b>	<b>4,954.00</b>	<b>0.00</b>
Net Contributions/Distributions		
Receipts	4,518,000.00	9,808,954.00
Disbursements	(4,500,000.00)	(9,745,000.00)
Expenses/Fees	(8,000.00)	(49,000.00)
Change in Market Value	0.00	0.00
<b>Ending Market Value</b>	<b>14,954.00</b>	<b>14,954.00</b>

### Capital Gains

	Current Period	Year-to-Date
Short-term Capital Gain / (Loss)	0.00	0.00
Long-term Capital Gain / (Loss)	0.00	0.00

### Asset Allocation



- Unique Assets
- Money Markets and Cash

Account Value Percentage	Market Value
< 1%	\$3
100%	\$14,951
<b>100%</b>	<b>\$14,954</b>

### Historical Value





**Portfolio(s) included in Statement**

Portfolio Number:	162532.1	Portfolio Name:	Berlin Station, LLC DIP Agent
	162532.2		Berlin Station, LLC Collateral Agent
	162532.4		Berlin Station, LLC Bid Depository

**Transaction Summary**

	Income Cash	Principal Cash	Cost	Market Value Including Cash
<b>Beginning Market Value</b>	<b>0.00</b>	<b>4,951.00</b>	<b>3.00</b>	<b>4,954.00</b>
Additions				
Receipts		4,518,000.00		4,518,000.00
Disbursements				
Fees and Expenses		(8,000.00)		(8,000.00)
Other		(4,500,000.00)		(4,500,000.00)
<b>Ending Market Value</b>	<b>0.00</b>	<b>14,951.00</b>	<b>3.00</b>	<b>14,954.00</b>





### Statement of Investment Position

Units Description	Symbol Cusip	Cost Basis		Market Value		Unrealized Gain / (Loss)	Estimated Annual Yield Income %
		Unit	Total	Unit	Total		
<b>Unique Assets</b>							
<b>Unique Assets</b>							
1 SC&&SP_Burgess Biopower, LLC_1_100%		1.00	1.00	1.00	1.00		0
1 SC&SP_Berlin Station, LLC_1_99%		1.00	1.00	1.00	1.00		0
1 SC&SP_Berlin Station, LLC_2_1%		1.00	1.00	1.00	1.00		0
<b>Total Unique Assets</b>			<b>3.00</b>		<b>3.00</b>	<b>0.00</b>	<b>0</b>
<b>Total Unique Assets</b>			<b>3.00</b>		<b>3.00</b>	<b>0.00</b>	<b>0</b>
<b>Money Markets &amp; Cash</b>							
<b>Cash</b>							
14,951 Cash		1.00	14,951.00	1.00	14,951.00		0
<b>Total Cash</b>			<b>14,951.00</b>		<b>14,951.00</b>	<b>0.00</b>	<b>0</b>
<b>Total Money Markets and Cash</b>			<b>14,951.00</b>		<b>14,951.00</b>	<b>0.00</b>	<b>0</b>
<b>Account Total</b>			<b>14,954.00</b>		<b>14,954.00</b>	<b>0.00</b>	<b>0</b>





**Transaction Schedule**

Date	Description	Units	Cash	Cost
	<b>Beginning Balance</b>		<b>4,951.00</b>	<b>3.00</b>
05/01/2024	Incoming Wire REC FROM ROYAL NEIGHBORS - RNA MGD -SL*R FFC: BERLIN STATION LLC DIP LOANATTN: J OSH JAMESSWIFT:UMKCUS44 (INTERNATIONAL W IRES		18,666.67	
05/01/2024	Incoming Wire ATHENE ANNUITY LIFE BORROWING		204,916.72	
05/01/2024	Incoming Wire ATHENE ANNUITY LIFE COMPANY BORROWING		74,499.95	
05/01/2024	Incoming Wire PACIFIC LIFE INSURANCE BERLIN		232,916.67	
05/01/2024	Miscellaneous Disbursement To Berlin Station LLC Berlin Station LLC		(1,500,000.00)	
05/01/2024	Incoming Wire BERLIN STATION LLC DIP		969,000.01	
05/06/2024	Incoming Wire Funds for Berlin Station		10,000.00	
05/28/2024	Incoming Wire BERLIN STATION LLC DIP		149,000.00	
05/28/2024	Incoming Wire BERLIN STATION LLC DIP		409,833.33	
05/28/2024	Incoming Wire BERLIN STATION LLC DIP		1,937,999.99	
05/28/2024	Incoming Wire REC FROM ROYAL NEIGHBORS - RNA MGD -SL*R FFC: BERLIN STATION LLC DIP LOANATTN: J OSH JAMESSWIFT: UMKCUS44		37,333.33	
05/28/2024	Incoming Wire BERLIN STATION LLC DIP		465,833.33	
05/28/2024	Miscellaneous Disbursement To Berlin Station LLC Berlin Station LLC		(3,000,000.00)	
05/29/2024	Incoming Wire BERLIN STATION LLC		8,000.00	





**Transaction Schedule** *(continued)*

Date	Description	Units	Cash	Cost
05/29/2024	UMB Fee Charged MONTHLY FEE \$1,000.00 PERIOD END 03/31/2024 ORIG AC 162532.1		(1,000.00)	
05/29/2024	UMB Fee Charged MONTHLY FEE \$1,000.00 PERIOD END 04/30/2024 ORIG AC 162532.1		(1,000.00)	
05/29/2024	UMB Fee Charged ANNUAL FEE \$5,000.00 PERIOD END 04/30/2025 ORIG AC 162532.4		(5,000.00)	
05/29/2024	UMB Fee Charged MONTHLY FEE \$1,000.00 PERIOD END 05/31/2024 ORIG AC 162532.1		(1,000.00)	
	<b>Ending Balance</b>		<b>14,951.00</b>	<b>3.00</b>



\*





1010 Grand Boulevard  
Kansas City, MO 64106  
800.545.6101

----- manifest line -----



Berlin Station LLC  
631 US HWY 1 Suite 300  
NORTH PALM BEACH FL 33408

<b>Account Name</b>	Berlin Station LLC DIP Agent
<b>Portfolio Name</b>	Berlin Station, LLC Prepetition Dep
<b>Account Number</b>	162532.3
<b>Statement Period</b>	May 1 - May 31, 2024
<b>Administrator</b>	Joshua James
<b>Associate Administrator</b>	joshua.james@umb.com Rodney Meeks
<b>Senior Officer</b>	rodney.meeks@umb.com David Massa 646.650.3790 david.massa@umb.com

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### Market Overview

	Current Period	Year-to-Date
	05/01/2024	01/01/2024
<b>Beginning Market Value</b>	<b>3,287,577.94</b>	<b>0.00</b>
Net Contributions/Distributions		
Receipts		3,287,577.94
Change in Market Value	0.00	0.00
<b>Ending Market Value</b>	<b>3,287,577.94</b>	<b>3,287,577.94</b>

### Asset Allocation

	Account Value Percentage	Market Value
Money Markets and Cash	100%	\$3,287,578
	100%	\$3,287,578

### Capital Gains

	Current Period	Year-to-Date
Short-term Capital Gain / (Loss)	0.00	0.00
Long-term Capital Gain / (Loss)	0.00	0.00

### Historical Value





**Portfolio(s) included in Statement**

Portfolio Number: 162532.3 Portfolio Name: Berlin Station, LLC Prepetition Dep

<b>Ending Market Value</b>	<b>0.00</b>	<b>3,287,577.94</b>	<b>0.00</b>	<b>3,287,577.94</b>
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### Statement of Investment Position

Units Description	Symbol Cusip	Cost Basis		Market Value		Unrealized Gain / (Loss)	Estimated Annual Income	Yield %
		Unit	Total	Unit	Total			
<b>Money Markets &amp; Cash</b>								
<b>Cash</b>								
3,287,577.94	Cash	1.00	3,287,577.94	1.00	3,287,577.94		0	
	<b>Total Cash</b>		<b>3,287,577.94</b>		<b>3,287,577.94</b>	<b>0.00</b>	<b>0</b>	
	<b>Total Money Markets and Cash</b>		<b>3,287,577.94</b>		<b>3,287,577.94</b>	<b>0.00</b>	<b>0</b>	
	<b>Account Total</b>		<b>3,287,577.94</b>		<b>3,287,577.94</b>	<b>0.00</b>	<b>0</b>	



\*



### Transaction Schedule

Date	Description	Units	Cash	Cost
	<b>Beginning Balance</b>		<b>3,287,577.94</b>	
	<b>Ending Balance</b>		<b>3,287,577.94</b>	

