

**LICENSED MASTER PLUMBER**

NYC: Jonathan Clark #2341  
NYC: Harris Clark #2440  
Westchester: Jonathan Clark #1594

**CERTIFIED BACKFLOW TESTER**

NY State: Jonathan Clark #9541

# OMNIA MECHANICAL GROUP



Sanitary  
plumbing



Calray  
boilers



Bolt  
electric



Antler  
pumps

**CONTACT INFORMATION**

571 Timpson Place, Bronx NY 10455  
p: 1.833.OMNIA.NY  
e: [hello@omniagroup.nyc](mailto:hello@omniagroup.nyc)  
w: [www.omniagroup.nyc](http://www.omniagroup.nyc)

Calray Gas Heat Corp, DBA:  
Omnia Mechanical Group

Bill To

Livingston Management Services  
225 West 35th Street, Suite 1500  
New York, NY 10001

## Invoice 3215

Job 22-8761  
Dec 7, 2022

CUSTOMER NAME	PROPERTY NAME	PROPERTY ADDRESS	DUE DATE
Livingston Management Services	534 West 42nd Street	Livingston Management Services 534 W 42nd St New York, NY 10036	Jan 6, 2023
AUTHORIZED BY	CUSTOMER PO	CUSTOMER WO	TERMS
Claude Simon	Claude simon		Net 30

### Invoice Summary

As per the proposal dated November 16th, 2022 to replace heating circulation pump #1. This invoice is the remaining balance of the proposal.

Note: \$400 credit was issued for removal, as per Jason.

Taxable Subtotal	<b>\$1,800.00</b>
Sales Tax Rate	<b>8.875%</b>
Tax Amount	<b>\$159.75</b>
<b>Total</b>	<b>\$1,959.75</b>
Amount Paid	<b>\$0.00</b>
Balance	<b>\$1,959.75</b>

# Charles Henry Properties, LLC

01/07/23 Invoice: 20230107-1

Bill To: 534 West 42<sup>nd</sup> Street Condo  
c/o Livingston Management  
225 West 35<sup>th</sup> Street  
Suite 1400  
New York, NY 10001

Charles Henry Properties, LLC  
P.O. Box 682  
New York, NY 10108  
212-683-9300  
Fax: 212 889 5573  
email: wei@charleshenryproperties.com

Quantity	Description	Unit Price	Total
	FILTERS FOR BASEMENT AIR HANDLER		104.72
	19x22.5x1 MERV 8		
	REPLACE GFCI UNDER ADT PANEL		35.00
	REPLACE LIGHT BULBS BASEMENT		40.00
	FLUORESCENT TUBES FOR BASEMENT		107.05
	CHANGE OUT INTERCOM LIST AND DIRECTORY LISTING IN LOBBY		25.00
		Total	\$311.77

**LICENSED MASTER PLUMBER**

NYC: Jonathan Clark #2341  
NYC: Harris Clark #2440  
Westchester: Jonathan Clark #1594

**CERTIFIED BACKFLOW TESTER**

NY State: Jonathan Clark #9541

# OMNIA MECHANICAL GROUP



Sanitary  
plumbing



Calray  
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Bolt  
electric



Antler  
pumps

**CONTACT INFORMATION**

571 Timpson Place, Bronx NY 10455

p: 1.833.OMNIA.NY  
e: [hello@omniagroup.nyc](mailto:hello@omniagroup.nyc)  
w: [www.omniagroup.nyc](http://www.omniagroup.nyc)

Calray Gas Heat Corp, DBA:  
Omnia Mechanical Group

Bill To

Livingston Management Services  
225 West 35th Street, Suite 1500  
New York, NY 10001

## Invoice 3718

Job 22-9529  
Jan 8, 2023

CUSTOMER NAME	PROPERTY NAME	PROPERTY ADDRESS	DUE DATE
Livingston Management Services	534 West 42nd Street	534 W 42nd St New York, NY 10036	Feb 7, 2023
AUTHORIZED BY	CUSTOMER PO	CUSTOMER WO	NTE
Claude Simon			
			TERMS
			Net 30

### Invoice Summary

Completed the periodic inspection of the gas piping system under NYC Local Law 152, as per the proposal. The inspection passed. Enclosed is the:

- GPS1: Gas Piping System Inspection Report. Please keep this report on file.
- GPS2: Gas Piping System Periodic Inspection Certificate. OWNER/MANAGER MUST submit this report to DOB within 30 days of the inspection date listed above.

### Parts & Materials

**\$1,275.00**

Subtotal	<b>\$1,275.00</b>
Taxable Subtotal	<b>\$1,275.00</b>
Sales Tax Rate	<b>8.875%</b>
Tax Amount	<b>\$113.16</b>
<b>Total</b>	<b>\$1,388.16</b>
Amount Paid	<b>\$0.00</b>
Balance	<b>\$1,388.16</b>

**D&D Elevator, Inc. - Solid State**

38 Hayes Street  
Elmsford, NY 10523  
(914) 347-4344  
(914) 347-3222 fax

# INVOICE

Invoice #

**203441**

Bill To: 534 W 42nd Street Condo Association  
c/o Livingston Management  
225 West 35th St. - Suite 1500  
New York, NY 10001

Location: 534 West 42nd Street  
New York, NY

Account #: 534WEST42NDST

Date	Jan 01,2023	Terms	Upon Receipt	Route	SS-MANHATTAN SOUTH	Job #	23074
Due	Jan 01,2023	PO #		Territory	NYC Boroughs	Type	Maintenance

**SCOPE OF WORK**

Invoice for scheduled maintenance for the period of January, 2023 per the terms of your contract

Quantity	Description	Taxable	Measure	Price	Amount
1.00	Elevator Maintenance	Yes	Each	\$341.25	\$341.25
				Taxable	\$341.25
				Non-Taxable	\$0.00
				Sub-Total	\$341.25
				Sales Tax	\$30.29
				TOTAL	\$371.54
				Payment / Cr	\$0.00
				Balance Due	\$371.54

Page 1

**D&D Elevator, Inc. - Solid State**

38 Hayes Street  
Elmsford, NY 10523  
Phone: (914) 347-4344  
Fax: (914) 347-3222

Location # 534 W 42nd Street Condo Association  
534WEST42NDST  
534 West 42nd Street

Invoice # 203441

Amount 371.54

Paid

\$

We Accept



Signature

Name as it appears on card

Card #

3or4 digit CID\* Exp. Date

# Ben Franklin HVAC Inc.

217 Franklin Street  
Quakertown, PA 18951  
(215) 794-5570 Office  
(267) 614-2570 Cell  
benfranklinhvac@gmail.com  
45 Years of Service • Heating & Cooling  
Servicing NY • NJ • PA

# SERVICE ORDER

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## INVOICE

7239

BILL TO

THIS WORK IS TO BE	
<input type="checkbox"/> C.O.D.	<input type="checkbox"/> CHARGE
<input type="checkbox"/> NO CHARGE	
MAKE <i>Law</i>	MAKE
MODEL <i>MT1285</i>	MODEL
SERIAL NUMBER	SERIAL NUMBER

NAME	
STREET 534 West 42nd	DATE 11/20/23
CITY Manhattan NY	PROMISED
PHONE 912 4410862	CALL BEFORE <input type="checkbox"/> A.M. <input type="checkbox"/> P.M.
TECHNICIAN	AUTHORIZED BY
WORK TO BE PREPARED	
TIME IN: <input type="checkbox"/> A.M. <input type="checkbox"/> P.M.	TIME OUT: <input type="checkbox"/> A.M. <input type="checkbox"/> P.M.

old motor apper with  
charger

QTY.	MATERIALS & SERVICES	UNIT PRICE	AMOUNT
	Servics call Commero. blower glue		225 w  915 w
<b>TOTAL MATERIALS</b>			<b>1,140 w</b>

DESCRIPTION OF WORK PERFORMED

- Unit does up
- Old blower motor
- Replaced unit Blower motor
- tested unit, works good

HRS.	LABOR	RATE	AMOUNT
TOTAL LABOR			

<b>LIMITED WARRANTY:</b> All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.	<b>TOTAL SUMMARY</b>		
	TOTAL MATERIALS		
	TOTAL LABOR		
<input type="checkbox"/> REGULAR <input type="checkbox"/> WARRANTY			
<input type="checkbox"/> SERVICE CONTRACT			
<i>Thank You</i>	TOTAL	1,140	a

## Future Communications Corporation of NY

104 W 40th Street Ste 1610  
New York, NY 10018 US  
+1 2124006000  
accounting@virtualservice.net  
<https://virtualdoorman.com/>



## INVOICE

BILL TO  
534 W 42nd St #118  
534 West 42nd Street Condo Association  
c/o Livingston Management Services  
225 W 35th St, Ste 1500  
New York, NY 10001

SHIP TO  
Steve Trebatch  
The Deuce Condominium  
534 W 42nd St  
New York NY 10011

INVOICE 20230  
DATE 05/11/2022  
TERMS Due Date  
DUE DATE 06/09/2022

SERVICE DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service Qtr Bill	Quarterly Billing for Virtual Doorman Silver Service at 534 W 42nd St for period 06-10- 2022 to 09-09-2022	3	619.50	1,858.50T
SUBTOTAL					1,858.50
TAX					164.94
TOTAL					2,023.44
PAYMENT					609.15
BALANCE DUE					<b>\$1,414.29</b>

**Charles Henry Properties, LLC**

January 18, 2023      Invoice: 20230118-1

Bill To: 534 West 42<sup>nd</sup> Street Condominium

225 West 35<sup>th</sup> Street

14<sup>th</sup> Floor

New York, NY 10001

Charles Henry Properties, LLC

P.O. Box 682

New York, NY 10108

212-683-9300

Fax: 212 889 5573

email: wei@charleshenryproperties.com

Quantity	Description	Unit Price	Total
	Reimburse for replacement rear sump pump		489.94
		Total	\$489.94

**D&D Elevator, Inc. - Solid State**38 Hayes Street  
Elmsford, NY 10523

Phone: (914) 347-4344

Fax: (914) 347-3222

**INVOICE**

Invoice #

**203830**Bill To: 534 W 42nd Street Condo Association  
c/o Livingston Management  
225 West 35th St. - Suite 1500  
New York, NY 10001Location: 534 West 42nd Street  
New York, NYAccount #: 534WEST42NDST  
FSL247-M11

Date	Dec 31,2022	Terms	Upon Receipt	Route	SS-MANHATTAN SOUTH	Job #	23074
Due	Dec 31,2022	PO #		Territory	NYC Boroughs	Type	Maintenance

**SCOPE OF WORK**

Ticket# 597875 on 12/31/2022

Scope of Work: Service call, shut down

Result: Power Failure: Upon arrival found elevator shut down due to building had a power surge cause by ConEd line failure outside. Reset same.  
Checked operation left car in service.

Quantity	Description	Taxable	Measure	Price	Amount
1.50	Overtime-CET Mechanic -	Yes	Hour	\$303.00	\$454.50

Taxable	\$454.50
Non-Taxable	\$0.00
Sub-Total	\$454.50
Sales Tax	\$40.34
<b>TOTAL</b>	<b>\$494.84</b>

**THANK YOU FOR YOUR BUSINESS!**

Page 1

Location # 534 W 42nd Street Condo Association  
534WEST42NDST  
534 West 42nd Street**D&D Elevator, Inc. - Solid State**38 Hayes Street  
Elmsford, NY 10523

Phone: (914) 347-4344

Fax: (914) 347-3222

Invoice # 203830

Amount \$ 494.84

Paid \$

We Accept



Signature

Name as it appears on card

Card #

3or4 digit CID\*

Exp. Date

Billing address your credit card statements are sent to including zip code. \*Card ID #, NOT your PIN number.





# AMERICAN FIRE RESTORATION, LLC

71-02 80th Street  
Glendale, New York 11385  
Phone: (718) 383-7006

Livingston Management Services, LLC.  
**Bill** 225 West 35th Street  
**To:** Suite 1400  
NEW YORK NY 10001

Page: 1 of 1

<b>The Deuce Condominium</b> 534 West 42nd Street <b>Re:</b> NEW YORK NY 10036  D/L: 26 Jan 2023	<b>Invoice No:</b>	318576
	<b>Invoice Date:</b>	31 Jan 2023
	<b>File No:</b>	37674
	<b>Tax ID#:</b>	11-355-0233

## FOR SERVICES RENDERED

Description	Taxable	Amount
Services Rendered		\$3,611.90
NEW YORK CITY Tax Rate: 8.875%		\$320.56
Taxable Total: \$3,611.90		
Total amount due AMERICAN FIRE RESTORATION, LLC		\$3,932.46
See attached for billing details.		



## American Fire Restoration, LLC.

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71-02 80th Street  
Glendale, NY 11385  
T- 718-383-7006  
F- 718-389-9152

Insured: The Deuce Condominium  
Property: 534 West 42nd Street  
New York, NY 10036

Estimator: Sam Held  
Company: American Fire Restoration, LLC  
Business: 72-02 80th Street  
Glendale, NY 11385

**Claim Number:**

**Policy Number:**

**Type of Loss:** Eqt rental

Date of Loss:  
Date Inspected:

Date Received:  
Date Entered: 1/31/2023 9:52 AM

Price List: NYMN8X\_JAN23  
Restoration/Service/Remodel  
Estimate: 37674\_534\_42ND\_ST

*Please note that as per Client's request, this was an equipment rental only.*

**American Fire Restoration, LLC.**

71-02 80th Street  
Glendale, NY 11385  
T- 718-383-7006  
F- 718-389-9152

**37674\_534\_42ND\_ST****Equipment**

DESCRIPTION	QTY	REMOVE	REPLACE	*TOTAL
<b><u>Unit 3</u></b>				
<b><u>Bathroom</u></b>				
Air mover (per 24 hour period) - No monitoring - 1 unit for 3 days	3.00 EA	0.00	37.00	111.00
Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor. -1 unit for 3 days	3.00 EA	0.00	129.80	389.40
<b><u>Unit 2</u></b>				
<b><u>Bathroom</u></b>				
Air mover (per 24 hour period) - No monitoring - 1 unit for 3 days	3.00 EA	0.00	37.00	111.00
Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor. - 1 unit for 3 days	3.00 EA	0.00	129.80	389.40
<b><u>Basement</u></b>				
Air mover (per 24 hour period) - No monitoring - 3 units for 3 days	9.00 EA	0.00	37.00	333.00
Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor. - 1 unit for 3 days	3.00 EA	0.00	129.80	389.40
Equipment decontamination charge - per piece of equipment	8.00 EA	0.00	47.83	382.64
Equipment setup, take down, and monitoring (hourly charge)	6.00 HR	0.00	84.51	507.06
<b>Totals: Equipment</b>				<b>2,612.90</b>
<b>Line Item Totals: 37674_534_42ND_ST</b>				<b>2,612.90</b>



## American Fire Restoration, LLC.

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71-02 80th Street  
Glendale, NY 11385  
T- 718-383-7006  
F- 718-389-9152

### Summary

Line Item Total	2,612.90
Total Tax(Rep-Maint)	231.89
	<hr/>
<b>Replacement Cost Value</b>	<b>\$2,844.79</b>
<b>Net Claim</b>	<b>\$2,844.79</b>
	<hr/> <hr/>

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Sam Held

**D&D Elevator, Inc. - Solid State**38 Hayes Street  
Elmsford, NY 10523

Phone: (914) 347-4344

Fax: (914) 347-3222

**INVOICE**

Invoice #

**203964**Bill To: 534 W 42nd Street Condo Association  
c/o Livingston Management  
225 West 35th St. - Suite 1500  
New York, NY 10001Location: 534 West 42nd Street  
New York, NYAccount #: 534WEST42NDST  
FSL247-M1I

Date	Jan 27,2023	Terms	Upon Receipt	Route	SS-MANHATTAN SOUTH	Job #	23074
Due	Jan 27,2023	PO #		Territory	NYC Boroughs	Type	Maintenance

**SCOPE OF WORK**

Scope of Work: 2023 BRAKE TEST- Ticket created from Quote #22452

The following proposed work has been completed:

D&D ELEVATOR MAINTENANCE, INC. proposes to furnish labor, material and supervision to complete in accordance with the following:  
2023 BRAKE TEST-- Elevator # 1P45340  
Perform Annual Brake Test and tag as per Appendix K, Chapter K1 code

Result: Work completed on 01/27/2023

Quantity	Description	Taxable	Measure	Price	Amount
1.00	Annual Brake Maintenance -	Yes	Hour	\$450.00	\$450.00
				Taxable	\$450.00
				Non-Taxable	\$0.00
				Sub-Total	\$450.00
				Sales Tax	\$39.94
				TOTAL	\$489.94

THANK YOU FOR YOUR BUSINESS!

Page 1

**D&D Elevator, Inc. - Solid State**38 Hayes Street  
Elmsford, NY 10523

Phone: (914) 347-4344

Fax: (914) 347-3222

Location # 534 W 42nd Street Condo Association  
534WEST42NDST  
534 West 42nd Street

Invoice # 203964

Amount \$ 489.94

Paid

\$

We Accept



Signature

Name as it appears on card

Card #

3or4 digit CID\*

Exp. Date

Billing address your credit card statements are sent to including zip code.

\*Card ID #, NOT your PIN number.



D&D Elevator, Inc. - Solid State  
38 Hayes Street  
Elmsford, NY 10523  
TEL: (914) 347-4344  
FAX: (914) 347-3222

## BRAKE TEST

2  
601898

### PROPOSAL

Proposal #
22452

Bill To: 534 W 42nd Street Condo Association  
c/o Livingston Management  
225 West 35th St. - Suite 1500  
New York NY, 10001  
Phone: (914) 000-0000  
Fax: (914) 000-0000

Account: 534 West 42nd Street  
534 West 42nd Street  
New York, NY 10036

Account #: 534WEST42NDS1 Job #: 23074

Date	1/11/2023	Terms	Upon Receipt	Regarding	BRAKE TEST
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### SCOPE OF WORK

#### 2023 BRAKE TEST

D&D ELEVATOR MAINTENANCE, INC. proposes to furnish labor, material and supervision to complete in accordance with the following:

2023 BRAKE TEST-- Elevator # 1P45340

Perform Annual Brake Test and tag as per Appendix K, Chapter K1 code.

PLEASE SIGN AND RETURN FOR THE MANDATORY BRAKE TEST TO BE DONE FOR 2023.

Taxable	\$450.00	Non-Taxable	\$0.00	Sub-Total	\$450.00	Sales Tax	\$39.94	Total Quote	\$489.94
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Authorization to proceed with work detailed above

Purchase Order No: \_\_\_\_\_ Date of Approval: 1/17/2023  
Print Name: Kevin Seaman Title: Property Manager- 534 West 42nd St.  
Signature: *Kevin Seaman*

Contact Otilia Espinoza at the phone number above or email [oespinoza@ddelevator.com](mailto:oespinoza@ddelevator.com) if you have any questions.

# Charles Henry Properties, LLC

February 2, 2023 Invoice: 02232023-1

Bill To: 534 West 42<sup>nd</sup> Street Condominium  
225 West 35<sup>th</sup> Street  
14<sup>th</sup> Floor  
New York, NY 10001

Charles Henry Properties, LLC

P.O. Box 682

New York, NY 10108

212-683-9300

Fax: 212 889 5573

email: wei@charleshenryproperties.com

Quantity	Description	Unit Price	Total
	DHW RISER LEAK POST REPAIR		
	Clean Boiler Room and Unit 4 Bathroom		\$100.00
	Patch and Paint Ceiling Apt 4-Clean		\$300.00
	Patch and Paint Ceiling Apt 3-Clean		\$300.00
	Coordinate DHW Riser Leak Repair 36 hours CS		NO CHARGE
		Total	\$700.00

APSE Property Services LLC  
Cooper Station PO Box 1435  
New York, NY 10276 US  
nyc.patrick@gmail.com



**INVOICE #** 301127  
**DATE** 02/06/2023  
**DUE DATE** 02/06/2023  
**TERMS** Due on receipt

**BILL TO**  
534 West 42nd Street Condo  
c/o Livingston Management  
225 West 35th Street, FL 14  
New York, NY 10001-1949

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Periodic Elevator Inspection</b> 534 West 42nd Street Inspection date: 8/08/2022 Tracking Number: ELV3-1P45340-0740309 Periodic Inspection Elevator ID: 1P45340 Accepted with Defects	1	127.00	127.00T
SUBTOTAL			127.00
TAX			11.27
TOTAL			138.27
BALANCE DUE			<b>\$138.27</b>





3 Crossways Park Drive West, Woodbury, NY 11797 ♦ Telephone (516) 822-5000 ♦ Fax (516) 822-5018

2/9/2023

534 West 42nd Street Condominium  
c/o Livingston Mgt  
225 W 35th St. 14th Floor  
New York, NY 10001

Invoice Number # 206335

FOR PROFESSIONAL SERVICES RENDERED:

Retainer for 2022 Review and Taxes

Please submit payment for: \$2,500.00

**Please include this invoice number (206335) on your check.**

**Credit card payments will incur a service charge.**

**Domestic Wiring Instructions:**

Bank: Capital One  
Routing #: 065-000090  
Account #: 9594 0354 39

APSE Property Services LLC  
Cooper Station PO Box 1435  
New York, NY 10276 US  
nyc.patrick@gmail.com



**INVOICE #** 301230  
**DATE** 02/09/2023  
**DUE DATE** 02/09/2023  
**TERMS** Due on receipt

**BILL TO**  
534 West 42nd Street Condo  
c/o Livingston Management  
225 West 35th Street, FL 14  
New York, NY 10001-1949

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Bedbug Filing Compliance</b> 534 West 42 Street Annual Bedbug Compliance and Submission for 2022	1	99.00	99.00
SUBTOTAL			99.00
TAX			0.00
TOTAL			99.00
BALANCE DUE			<b>\$99.00</b>

## Future Communications Corporation of NY

104 W 40th Street Ste 1610  
New York, NY 10018 US  
+1 2124006000  
accounting@virtualservice.net  
<https://virtualdoorman.com/>



## INVOICE

### BILL TO

534 W 42nd St #118  
534 West 42nd Street Condo Association  
c/o Livingston Management Services  
225 W 35th St, Ste 1500  
New York, NY 10001

### SHIP TO

534 W 42nd St #118  
The Deuce Condominium  
534 W 42nd St  
New York NY 10011

### INVOICE

20585

### DATE

02/09/2023

### TERMS

Net 30

### DUE DATE

03/11/2023

SERVICE DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service Qtr Bill	Quarterly Billing for Virtual Doorman Silver Service at 534 W 42nd St for period 03-10- 2023 to 06-09-2023	3	619.50	1,858.50
SUBTOTAL					1,858.50
TAX					164.94
TOTAL					2,023.44
BALANCE DUE					<b>\$2,023.44</b>

**D&D Elevator, Inc. - Solid State**

38 Hayes Street  
Elmsford, NY 10523  
(914) 347-4344  
(914) 347-3222 fax

**INVOICE**

Invoice #

**204872**

Bill To: 534 W 42nd Street Condo Association  
c/o Livingston Management  
225 West 35th St. - Suite 1500  
New York, NY 10001

Location: 534 West 42nd Street  
New York, NY

Account #: 534WEST42NDST

Date	Feb 01,2023	Terms	Upon Receipt	Route	SS-MANHATTAN SOUTH	Job #	23074
Due	Feb 01,2023	PO #		Territory	NYC Boroughs	Type	Maintenance

**SCOPE OF WORK**

Invoice for scheduled maintenance for the period of February, 2023 per the terms of your contract

Quantity	Description	Taxable	Measure	Price	Amount
1.00	Elevator Maintenance	Yes	Each	\$341.25	\$341.25
				Taxable	\$341.25
				Non-Taxable	\$0.00
				Sub-Total	\$341.25
				Sales Tax	\$30.29
				TOTAL	\$371.54
				Payment / Cr	\$0.00
				Balance Due	\$371.54

Page 1



D&D Elevator, Inc. - Solid State  
38 Hayes Street  
Elmsford, NY 10523  
Phone: (914) 347-4344  
Fax: (914) 347-3222

Location # 534 W 42nd Street Condo Association  
534WEST42NDST  
534 West 42nd Street

Invoice # 204872

Amount 371.54

Paid

\$

We Accept



Signature

Name as it appears on card

Card #

3or4 digit CID\* Exp. Date

Billing address your credit card statements are sent to including zip code \*Card ID # NOT your PIN number

**LICENSED MASTER PLUMBER**

NYC: Jonathan Clark #2341  
NYC: Harris Clark #2440  
Westchester: Jonathan Clark #1594

**CERTIFIED BACKFLOW TESTER**

NY State: Jonathan Clark #9541

**OMNIA  
MECHANICAL GROUP**

Sanitary  
plumbing



Calray  
boilers



Bolt  
electric



Antler  
pumps

**CONTACT INFORMATION**

571 Timpson Place, Bronx NY 10455  
p: 1.833.OMNIA.NY  
e: [hello@omniagroup.nyc](mailto:hello@omniagroup.nyc)  
w: [www.omniagroup.nyc](http://www.omniagroup.nyc)

Calray Gas Heat Corp, DBA:  
Omnia Mechanical Group

## Bill To

Livingston Management Services  
225 West 35th Street, Suite 1500  
New York, NY 10001

**Invoice 4335**

Job 23-1468  
Jan 27, 2023

CUSTOMER NAME	PROPERTY NAME	PROPERTY ADDRESS	DUE DATE
Livingston Management Services	534 West 42nd Street	534 W 42nd St New York, NY 10036	Feb 26, 2023
AUTHORIZED BY	CUSTOMER PO	CUSTOMER WO	NTE
Claude Simon			
			TERMS
			Net 30

**Invoice Summary**

4th Floor: Bathroom

Protected the work area. Traced for a leak. Closed and drained the domestic hot water. Made all necessary openings. Cut out and removed the defective and leaking section of the hot water riser. Furnished and installed all necessary 1 1/4" copper pipe and fittings. Restored the domestic water, tested all work and cleaned the work area.

**Labor**

Labor Name	Description	Taxable	Hours	Rate	Price Subtotal
Labor Hours	January 25, 2023	Yes	4	\$200.00	\$800.00
Labor Hours	January 26, 2023	Yes	3.5	\$200.00	\$700.00
			<b>7.5</b>		<b>\$1,500.00</b>

**Parts & Materials****\$237.45**

Subtotal	<b>\$1,737.45</b>
Taxable Subtotal	<b>\$1,737.45</b>
Sales Tax Rate	<b>8.875%</b>
Tax Amount	<b>\$154.20</b>
<b>Total</b>	<b>\$1,891.65</b>
Amount Paid	<b>\$0.00</b>
Balance	<b>\$1,891.65</b>

## Future Communications Corporation of NY

104 W 40th Street Ste 1610  
New York, NY 10018 US  
+1 2124006000  
accounting@virtualservice.net  
<https://virtualdoorman.com/>



## INVOICE

BILL TO  
534 W 42nd St #118  
534 West 42nd Street Condo Association  
c/o Livingston Management Services  
225 W 35th St, Ste 1500  
New York, NY 10001

SHIP TO  
Steve Trebatch  
The Deuce Condominium  
534 W 42nd St  
New York NY 10011

INVOICE 20785  
DATE 05/11/2022  
TERMS Due Date  
DUE DATE 06/09/2022

SERVICE DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service Qtr Bill	Quarterly Billing for Virtual Doorman Silver Service at 534 W 42nd St for period 06-10- 2022 to 09-09-2022	3	619.50	1,858.50T
SUBTOTAL					1,858.50
TAX					164.94
TOTAL					2,023.44
PAYMENT					609.15
BALANCE DUE					<b>\$1,414.29</b>

# Charles Henry Properties, LLC

02/14/23 Invoice: 02132023-1

Bill To: 534 West 42<sup>nd</sup> Street Condo  
c/o Livingston Management  
225 West 35<sup>th</sup> Street  
Suite 1400  
New York, NY 10001

Charles Henry Properties, LLC  
P.O. Box 682  
New York, NY 10108  
212-683-9300  
Fax: 212 889 5573  
email: wei@charleshenryproperties.com

Quantity	Description	Unit Price	Total
	Repair of shower body valve Unit 4 from leak		\$100.00
	Shower was low pressure and whistling.		
	Dismantled hot and cold valves, cleared screens, reassembled and opened valves full.		
		Total	\$100.00



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