

Entity	Account	Account Description	Net General Ledger Report Notes
534condo	6410-0000	Electricity	-282.45 ac #155-734-529-0001-16 period 2.5.21-3.4.21
534condo	6410-0000	Electricity	282.45 ac #155-734-529-0001-16 period 2.5.21-3.4.21
534condo	6410-0000	Electricity	-282.45 ac #155-734-529-0001-16 period 2.5.21-3.4.21

Entity	Account	Account Description	Net General Ledger Report Notes
534condo	6410-0000	Electricity	-282.45 ac #155-734-529-0001-16 period 2.5.21-3.4.21
534condo	6410-0000	Electricity	282.45 ac #155-734-529-0001-16 period 2.5.21-3.4.21
534condo	6410-0000	Electricity	-282.45 ac #155-734-529-0001-16 period 2.5.21-3.4.21

Entity	Account	Account Description	Net General Ledger Report Notes
534condo	6410-0000	Electricity	-282.45 ac #155-734-529-0001-16 period 2.5.21-3.4.21
534condo	6410-0000	Electricity	282.45 ac #155-734-529-0001-16 period 2.5.21-3.4.21
534condo	6410-0000	Electricity	-282.45 ac #155-734-529-0001-16 period 2.5.21-3.4.21

Entity	Account	Account Description	Net	General Ledger Report Notes	Check
534condo	6300-0000	Management	750.00	Management Fee	859

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	2650-0000	Net Payroll	447.06 03/19/2021	31921

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	2650-0000	Net Payroll	447.07 03/05/2021	30521

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	6455-0000	Telephone	281.97 ac #155-734-529-0001-16 period 3.5.21-4.4 32921	



**AFA Protective Systems, Inc.**  
 155 Michael Drive  
 Syosset, NY 11791  
 www.afap.com  
 516.496.2322

**INVOICE**

Customer ..... 534 West 42nd Street, LLC  
 Customer Number ..... 0101091  
 Invoice Number ..... 3231070  
 Invoice Date ..... 03/05/2021  
 PO Number .....  
 Payments Applied Through ..... 02/25/2021  
 Job / Service Ticket # .....

**CURRENT CHARGES**

Quantity	Description	Rate	Amount
<i>534 West 42nd Street ,LLC, 534 W 42nd Street, C/O Silverstein Prop Group, New York, NY</i>			
12.00	Fire Alarm Digital 03/01/2021 - 02/28/2022	147.93	1,775.16
12.00	Non-Co Insp/Maint FA 03/01/2021 - 02/28/2022	212.52	2,550.24
	Sales Tax		383.88
	Payments/Credits Applied		0.00
<b>Invoice Balance Due:</b>			<b>\$4,709.28</b>

To pay by phone with your credit card or bank account, free of charge, please complete the back of form.

Please detach and return this portion with your payment to ensure proper credit.



**AFA Protective Systems, Inc.**  
 155 Michael Drive  
 Syosset, NY 11791  
 www.afap.com  
 516.496.2322

Return Service Requested

**REMITTANCE INFORMATION**

Customer Number ..... 0101091  
 Invoice Number ..... 3231070  
 Invoice Date ..... 03/05/2021  
 Invoice Amount ..... \$4,709.28  
**DUE DATE** ..... On Receipt  
**TOTAL DUE** ..... \$4,709.28

Amount Enclosed: \$ \_\_\_\_\_

SEE REVERSE SIDE FOR THE  
 CURRENT AFA PROMOTIONS

11199  
 534 WEST 42ND STREET, LLC  
 C/O LIVINGSTON MANAGEMENT SERV  
 225 W 35TH ST STE 1500  
 NEW YORK, NY 10001-1966

REMIT TO: AFA Protective Systems, Inc.  
 PO Box 21030  
 New York, NY 10087-1030

Please use this envelope stub for remittance and payment only. Any other account-related correspondence requests should be sent to 155 Michael Drive, Syosset, NY 11791.



**AFA Protective Systems, Inc.**  
 155 Michael Drive  
 Syosset, NY 11791  
 www.afap.com  
 516.496.2322

**INVOICE**

Customer ..... 534 West 42nd Street, LLC  
 Customer Number ..... 0101091  
 Invoice Number ..... 3231070  
 Invoice Date ..... 03/05/2021  
 PO Number .....  
 Payments Applied Through ..... 02/25/2021  
 Job / Service Ticket # .....

**CURRENT CHARGES**

Quantity	Description	Rate	Amount
<i>534 West 42nd Street ,LLC, 534 W 42nd Street, C/O Silverstein Prop Group, New York, NY</i>			
12.00	Fire Alarm Digital 03/01/2021 - 02/28/2022	147.93	1,775.16
12.00	Non-Co Insp/Maint FA 03/01/2021 - 02/28/2022	212.52	2,550.24
	Sales Tax		383.88
	Payments/Credits Applied		0.00
<b>Invoice Balance Due:</b>			<b>\$4,709.28</b>

To pay by phone with your credit card or bank account, free of charge, please complete the back of form.

Please detach and return this portion with your payment to ensure proper credit.



**AFA Protective Systems, Inc.**  
 155 Michael Drive  
 Syosset, NY 11791  
 www.afap.com  
 516.496.2322

Return Service Requested

**REMITTANCE INFORMATION**

Customer Number ..... 0101091  
 Invoice Number ..... 3231070  
 Invoice Date ..... 03/05/2021  
 Invoice Amount ..... \$4,709.28  
**DUE DATE** ..... On Receipt  
**TOTAL DUE** ..... \$4,709.28

Amount Enclosed: \$ \_\_\_\_\_

SEE REVERSE SIDE FOR THE  
 CURRENT AFA PROMOTIONS

11199  
 534 WEST 42ND STREET, LLC  
 C/O LIVINGSTON MANAGEMENT SERV  
 225 W 35TH ST STE 1500  
 NEW YORK, NY 10001-1966

REMIT TO: AFA Protective Systems, Inc.  
 PO Box 21030  
 New York, NY 10087-1030

Please use this envelope stub for remittance and payment only. Any other account-related correspondence pr  
 requests should be sent to 155 Michael Drive, Syosset, NY 11791. Page 1 11199



**Ben Franklin HVAC Inc.**

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

# SERVICE ORDER INVOICE

6551

BILL TO

THIS WORK IS TO BE		<input type="checkbox"/> C.O.D.	<input type="checkbox"/> CHARGE	<input type="checkbox"/> NO CHARGE
MAKE	MTH 985	MAKE		
MODEL	G15287483	MODEL		
SERIAL NUMBER		SERIAL NUMBER		

NAME		DATE
STREET		PROMISED
CITY	CALL BEFORE	<input type="checkbox"/> A.M.
PHONE		<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.

RECOMMENDATIONS

QTY.	MATERIALS & SERVICES	UNIT PRICE	AMOUNT
	Service call		175
	Blower		834
	RA2114200		
TOTAL MATERIALS			1009

DESCRIPTION OF WORK PERFORMED

- Unit goes off on Lmk  
 - Signal as per blower  
 Boiler #  
 Replac Blower  
 Cleaned spark rod + flame  
 sensor  
 - Unit appears ok

Note: vent pipe leaking  
 water on unit, must be  
 fixed

HRS.	LABOR	RATE	AMOUNT
TOTAL LABOR			

TERMS: *Will mail Payment*

**LIMITED WARRANTY:** 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.

TOTAL SUMMARY	
TOTAL MATERIALS	
TOTAL LABOR	
TAX	
TOTAL	1,009

I have authority to order the work outlined above which has been satisfactorily completed. I agree that Seller retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, Seller can remove said equipment/materials at Seller's expense. Any damage resulting from said removal shall not be the responsibility of Seller.

CUSTOMER SIGNATURE \_\_\_\_\_ DATE *2/28/14*

REGULAR  WARRANTY  
 SERVICE CONTRACT

*Thank You*



**Ben Franklin HVAC  
Inc.**

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

# SERVICE ORDER INVOICE

6551

BILL TO

THIS WORK IS TO BE		<input type="checkbox"/> C.O.D.	<input type="checkbox"/> CHARGE	<input type="checkbox"/> NO CHARGE
MAKE	MTH 985	MAKE		
MODEL	G15287483	MODEL		
SERIAL NUMBER		SERIAL NUMBER		

NAME		DATE
STREET 534 West 4th St		2/28/14
CITY Manhattan, NY		PROMISED
PHONE 912 441 0062	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.

**RECOMMENDATIONS**

QTY.	MATERIALS & SERVICES	UNIT PRICE	AMOUNT
	Service call		175
	Blower		834
	RA2114200		
TOTAL MATERIALS			1009

**DESCRIPTION OF WORK PERFORMED**

- Unit goes off on Lmk  
- Signal as per blower  
Boiler #  
\* Replaced Blower  
Cleaned spark rod + flame  
Sensor  
- Unit appears OK

Note: Vent pipe leaking  
water on unit, must be  
fixed

HRS.	LABOR	RATE	AMOUNT
TOTAL LABOR			

TERMS: **Will mail Payment**

I have authority to order the work outlined above which has been satisfactorily completed. I agree that Seller retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, Seller can remove said equipment/materials at Seller's expense. Any damage resulting from said removal shall not be the responsibility of Seller.

CUSTOMER SIGNATURE \_\_\_\_\_ DATE 2/28/14

**LIMITED WARRANTY:** 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.

REGULAR       WARRANTY  
 SERVICE CONTRACT

Thank You

<b>TOTAL SUMMARY</b>	
TOTAL MATERIALS	
TOTAL LABOR	
TAX	
<b>TOTAL</b>	1,009





Working for you 24/7

Amount Due \$7,682.01  
Pay By 03/16/21

CYRIL MONTOYA DBA SHAOLIN OPERATING LLC

Your account number: 44-7223-0650-0200-7

Service delivered to: 534 W 42 ST PLP

Your electric rate: EL9 General Large

Your gas rate: GS3 Multiple Dwelling Heating

Next meter reading date: Monday, Mar 22, 2021

Avoid estimated bills - please give us access to read your meter.

Your billing summary as of Feb 22, 2021

Your previous charges and payments

Total charges from your last bill	\$3,739.07
Payments through Feb 18	None
<b>Remaining balance</b>	<b>\$3,739.07</b>

Your new charges - details start on page 2

Billing period: Jan 20, 2021 to Feb 19, 2021

Electricity charges - for 30 days	\$1,004.31
Gas charges - for 30 days	\$2,938.63
<b>Total new charges</b>	<b>\$3,942.94</b>

**Total amount due \$7,682.01**

Message Center

As New Yorkers face the challenges presented by the coronavirus, Con Edison is suspending electric and gas shutoffs for customers having payment difficulties. If there is a turn-off notice on this bill, no action will be taken to disconnect your service. We're here to help - visit [conEd.com](http://conEd.com) for payment arrangement options or call us at 1-800-752-6633. Residential customers may be able to get help in paying their utility bills by contacting the NYC Human Resources Administration (HRA) at 1-800-692-0557 or the Westchester Department of Social Services (DSS) at a 1-914-995-3333.

Coming Soon - a new modern look to your bill.

NOTIFICATIONS  
The gas portion of this bill has been estimated. We are sorry we were unable to read your meter on your scheduled meter reading date due to adverse weather conditions and resultant restoration activities. Please be assured this bill will be adjusted as necessary when we obtain the next actual meter reading date.

Join our Direct Payment Plan (DPP). Just place an 'X' in the DPP enrollment box on your payment slip when you mail back your payment by check. We'll use your banking information to enroll you in the plan. Then, each month, after you've had time to review your bill, we will automatically deduct your Con Edison bill payment from your checking account. Join Now.

This is an estimated bill. We will adjust it if necessary the next time we have access to read your meters.

Contact us 24 hours a day, 7 days a week

- To report a service problem, call 1-800-75-CONED (1-800-752-6633) or visit [conEd.com](http://conEd.com)
- Self-Service [conEd.com](http://conEd.com)
- For payments, visit [conEd.com](http://conEd.com) or call 1-888-925-5016
- Con Edison Cooper Station P.O. Box 138 New York, NY 10276-0138
- For other information, call 1-212-243-2591 or 1-212-358-3790

Tear or Cut here

Looking for more detailed information on your bill? Visit [www.coned.com/MyAccount](http://www.coned.com/MyAccount).

Page 1 of 3



Payment slip

Please make checks payable to Con Edison.

Your account number: 44-7223-0650-0200-7

Total amount due: \$7,682.01

Amount enclosed:



0000464 01 AB 0.425 01 TR 00003 CEMBNS12 0000100000

CYRIL MONTOYA DBA  
SHAOLIN OPERATING LLC  
LIVINGSTON MANAGEMENT  
225 W 35TH ST FL14  
NEW YORK NY 10001-1904



JAF STATION  
P.O. BOX 1702  
NEW YORK, NY 10116-1702

Mark X to enroll in DPP

447223065002007 30000394294 60000768201

M79  
0000869



000464 CEMBNS12 000067 0000100000 S

## Your gas charges

These charges are for the gas you used (supply) and getting that gas to you (delivery). Rates are based on a 30 day period. When your billing period is more or less than 30 days, we prorate your bill accordingly.

<b>Gas you used during this 30 day billing period from Jan 20, 2021 to Feb 19, 2021</b>	
Rate: GS3 Multiple Dwelling Heating	Meter# 3466652
Gas meters measure the volume of natural gas used in hundred cubic feet (ccf). Gas usage is billed in therms, the heat content of gas. The therm conversion factor converts ccf into therms.	
Feb 19, 21 Estimated reading	87531
Jan 20, 21 Estimated reading	-85641
Usage in ccf	1,890 ccf
Therm conversion factor	X1.037
<b>Your gas use</b>	<b>1,960 therms</b>

### ► Your supply charges

Supply 1,960 therms @54.1980¢/therm **\$1,062.28**  
 Charge for the gas supplied to you by Con Edison.

Merchant function charge **\$33.17**  
 Charge associated with procuring and storing natural gas, credit and collection related activities and uncollectible accounts.

GRT & other tax surcharges **\$26.36**  
 Taxes on Con Edison gross receipts from sales of utility services and other tax surcharges.

**Total supply charges \$1,121.81**

*Your total gas supply cost for this bill is 57.2¢ per therm. You can compare this price with those offered by energy services companies (ESCOs). For a list of ESCOs, visit [PowerYourWay.com](http://PowerYourWay.com) or call 1-800-780-2884.*

### ► Your delivery charges

Basic service charge (includes first 3.0 therms) **\$23.24**  
 Charge for basic system infrastructure and customer-related services, including customer accounting and metering services. A billing and payment processing charge of \$0.64, which may be avoided by switching to an energy services company (ESCO), is also included.

Remaining 1,957.0 therms @87.0608¢/therm **\$1,703.78**  
 Charge for maintaining the system through which Con Edison delivers gas to you.

Monthly rate adjustment @-5.8306¢/therm **-\$114.28**  
 Adjustment for miscellaneous costs and credits, and from October through May, for the effect of variation from normal weather.

System Benefit Charge @-0.0739¢/therm **-\$1.45**  
 The System Benefits Charge recovers costs associated with energy efficiency programs implemented by the Company and the New York State Research and Development Authority (NYSERDA).

GRT & other tax surcharges **\$78.99**  
 See earlier definition.

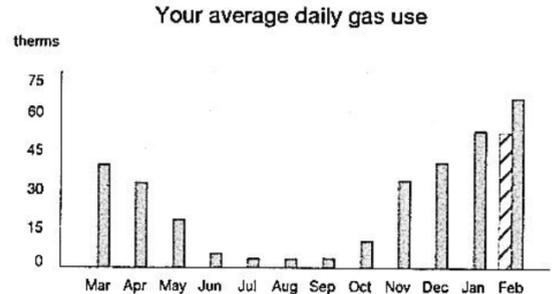
**Total delivery charges \$1,690.28**

### ► Your sales tax

Sales tax @4.5000% **\$126.54**  
 Tax collected on behalf of New York City.

**Total sales tax \$126.54**

### ►► Total gas charges **\$2,938.63**



a year ago





Working for you 24/7

Amount Due \$7,682.01  
Pay By 03/16/21

CYRIL MONTOYA DBA SHAOLIN OPERATING LLC

Your account number: 44-7223-0650-0200-7

Service delivered to: 534 W 42 ST PLS

Your electric rate: EL9 General Large

Your gas rate: GS3 Multiple Dwelling Heating

Next meter reading date: Monday, Mar 22, 2021

Avoid estimated bills - please give us access to read your meter.

Your billing summary as of Feb 22, 2021

Your previous charges and payments

Total charges from your last bill	\$3,739.07
Payments through Feb 18	None
<b>Remaining balance</b>	<b>\$3,739.07</b>

Your new charges - details start on page 2

Billing period: Jan 20, 2021 to Feb 19, 2021

Electricity charges - for 30 days	\$1,004.31
Gas charges - for 30 days	\$2,938.63
<b>Total new charges</b>	<b>\$3,942.94</b>

**Total amount due \$7,682.01**

Message Center

As New Yorkers face the challenges presented by the coronavirus, Con Edison is suspending electric and gas shutoffs for customers having payment difficulties. If there is a turn-off notice on this bill, no action will be taken to disconnect your service. We're here to help - visit [conEd.com](http://conEd.com) for payment arrangement options or call us at 1-800-752-6633. Residential customers may be able to get help in paying their utility bills by contacting the NYC Human Resources Administration (HRA) at 1-800-692-0557 or the Westchester Department of Social Services (DSS) at a 1-914-995-3333.

Coming Soon - a new modern look to your bill.

NOTIFICATIONS  
The gas portion of this bill has been estimated. We are sorry we were unable to read your meter on your scheduled meter reading date due to adverse weather conditions and resultant restoration activities. Please be assured this bill will be adjusted as necessary when we obtain the next actual meter reading date.

Join our Direct Payment Plan (DPP). Just place an 'X' in the DPP enrollment box on your payment slip when you mail back your payment by check. We'll use your banking information to enroll you in the plan. Then, each month, after you've had time to review your bill, we will automatically deduct your Con Edison bill payment from your checking account. Join Now.

This is an estimated bill. We will adjust it if necessary the next time we have access to read your meters.

Contact us 24 hours a day, 7 days a week

- To report a service problem, call 1-800-75-CONED (1-800-752-6633) or visit [conEd.com](http://conEd.com)
- Self-Service [conEd.com](http://conEd.com)
- For payments, visit [conEd.com](http://conEd.com) or call 1-888-925-5016
- Con Edison Cooper Station P.O. Box 138 New York, NY 10276-0138
- For other information, call 1-212-243-2591 or 1-212-358-3790

000464 CEMBNS12 000067 0000100000

Tear or Cut here

Looking for more detailed information on your bill? Visit [www.coned.com/MyAccount](http://www.coned.com/MyAccount).

Page 1 of 3



Payment slip

Please make checks payable to Con Edison.

Your account number: 44-7223-0650-0200-7

Total amount due: \$7,682.01

Amount enclosed:



0000464 01 AB 0.425 01 TR 00003 CEMBNS12 0000100000

CYRIL MONTOYA DBA  
SHAOLIN OPERATING LLC  
LIVINGSTON MANAGEMENT  
225 W 35TH ST FL14  
NEW YORK NY 10001-1904



JAF STATION  
P.O. BOX 1702  
NEW YORK, NY 10116-1702

Mark X to enroll in DPP

447223065002007 30000394294 60000768201

M79  
0000869



## Your gas charges

These charges are for the gas you used (supply) and getting that gas to you (delivery). Rates are based on a 30 day period. When your billing period is more or less than 30 days, we prorate your bill accordingly.

<b>Gas you used during this 30 day billing period from Jan 20, 2021 to Feb 19, 2021</b>	
Rate: GS3 Multiple Dwelling Heating	Meter# 3466652
Gas meters measure the volume of natural gas used in hundred cubic feet (ccf). Gas usage is billed in therms, the heat content of gas. The therm conversion factor converts ccf into therms.	
Feb 19, 21 Estimated reading	87531
Jan 20, 21 Estimated reading	-85641
Usage in ccf	1,890 ccf
Therm conversion factor	X1.037
<b>Your gas use</b>	<b>1,960 therms</b>

### ► Your supply charges

Supply 1,960 therms @54.1980¢/therm **\$1,062.28**  
 Charge for the gas supplied to you by Con Edison.

Merchant function charge **\$33.17**  
 Charge associated with procuring and storing natural gas, credit and collection related activities and uncollectible accounts.

GRT & other tax surcharges **\$26.36**  
 Taxes on Con Edison gross receipts from sales of utility services and other tax surcharges.

**Total supply charges \$1,121.81**

*Your total gas supply cost for this bill is 57.2¢ per therm. You can compare this price with those offered by energy services companies (ESCOs). For a list of ESCOs, visit [PowerYourWay.com](http://PowerYourWay.com) or call 1-800-780-2884.*

### ► Your delivery charges

Basic service charge (includes first 3.0 therms) **\$23.24**  
 Charge for basic system infrastructure and customer-related services, including customer accounting and metering services. A billing and payment processing charge of \$0.64, which may be avoided by switching to an energy services company (ESCO), is also included.

Remaining 1,957.0 therms @87.0608¢/therm **\$1,703.78**  
 Charge for maintaining the system through which Con Edison delivers gas to you.

Monthly rate adjustment @-5.8306¢/therm **-\$114.28**  
 Adjustment for miscellaneous costs and credits, and from October through May, for the effect of variation from normal weather.

System Benefit Charge @-0.0739¢/therm **-\$1.45**  
 The System Benefits Charge recovers costs associated with energy efficiency programs implemented by the Company and the New York State Research and Development Authority (NYSERDA).

GRT & other tax surcharges **\$78.99**  
 See earlier definition.

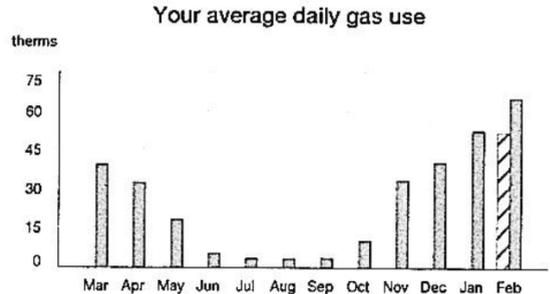
**Total delivery charges \$1,690.28**

### ► Your sales tax

Sales tax @4.5000% **\$126.54**  
 Tax collected on behalf of New York City.

**Total sales tax \$126.54**

**►► Total gas charges \$2,938.63**



a year ago





Working for you 24/7

Amount Due \$82.75
Pay By 03/16/21

CYRIL MONTOYA DBA SHAOLIN OPERATING LLC

Your account number: 44-7223-0652-0201-1

Service delivered to: 534 W 42 ST COOK

Your gas rate: GS2 Rate I Non-Residential

Next meter reading date: Monday, Mar 22, 2021

Avoid estimated bills - please give us access to read your meter.

Your billing summary as of Feb 22, 2021

Your previous charges and payments

Total charges from your last bill \$43.53
Payments through Feb 18 None

Remaining balance \$43.53

Your new charges - details start on page 2

Billing period: Jan 20, 2021 to Feb 19, 2021

Gas charges - for 30 days \$39.22

Total new charges \$39.22

Total amount due \$82.75

Message Center

As New Yorkers face the challenges presented by the coronavirus, Con Edison is suspending electric and gas shutoffs for customers having payment difficulties. If there is a turn-off notice on this bill, no action will be taken to disconnect your service. We're here to help - visit conEd.com for payment arrangement options or call us at 1-800-752-6633.

Coming Soon -- a new modern look to your bill.

NOTIFICATIONS

The gas portion of this bill has been estimated. We are sorry we were unable to read your meter on your scheduled meter reading date due to adverse weather conditions and resultant restoration activities. Please be assured this bill will be adjusted as necessary when we obtain the next actual meter reading date.

Join our Direct Payment Plan (DPP). Just place an 'X' in the DPP enrollment box on your payment slip when you mail back your payment by check. We'll use your banking information to enroll you in the plan. Then, each month, after you've had time to review your bill, we will automatically deduct your Con Edison bill payment from your checking account. Join Now.

This is an estimated bill. We will adjust it if necessary the next time we have access to read your meters.

Contact us 24 hours a day, 7 days a week

To report a service problem, call 1-800-75-CONED (1-800-752-6633) or visit conEd.com

Self-Service conEd.com
For payments, visit conEd.com or call 1-888-925-5016

Con Edison
Cooper Station
P.O. Box 138
New York, NY 10276-0138

For other information, call 1-212-243-1900 or 1-212-358-3790

Tear or Cut here

Looking for more detailed information on your bill? Visit www.coned.com/MyAccount.

Page 1 of 2



Payment slip

Please make checks payable to Con Edison.

Your account number: 44-7223-0652-0201-1

Total amount due: \$82.75

Amount enclosed:

Empty box for amount enclosed

0000465 01 AB 0.425 01 TR 00003 CEMBNS12 0000100000

CYRIL MONTOYA DBA
SHAOLIN OPERATING LLC
LIVINGSTON MANAGEMENT
225 W 35TH ST FL14
NEW YORK NY 10001-1904



JAF STATION
P.O. BOX 1702
NEW YORK, NY 10116-1702

Mark X to enroll in DPP

447223065202011 20000003922 00000008275

M79
000068



000465 CEMBNS12 000069 0000100000



Working for you 24/7

Amount Due \$6,963.94  
Pay By 04/16/21

CYRIL MONTOYA DBA SHAOLIN OPERATING LLC

Your account number: 44-7223-0650-0200-7

Service delivered to: 534 W 42 ST PLP

Your electric rate: EL9 General Large

Your gas rate: GS3 Multiple Dwelling Heating

Next meter reading date: Tuesday, Apr 20, 2021

Avoid estimated bills - please give us access to read your meter.

Your billing summary as of Mar 23, 2021

Your previous charges and payments

Total charges from your last bill \$7,682.01  
Payments through Mar 19, thank you -\$3,739.07

Remaining balance \$3,942.94

Your new charges - details start on page 2

Billing period: Feb 19, 2021 to Mar 22, 2021

Electricity charges - for 31 days \$679.08

Gas charges - for 31 days \$2,341.92

Total new charges \$3,021.00

Total amount due \$6,963.94

Message Center

We're here to help. Due to the financial impact of COVID-19, we're offering payment agreements for all commercial customers regardless of payment-agreement history. If your bill is more than you can pay right now, we are offering payment arrangements you can set up online at conEd.com/PaymentAgreement or by calling us at 1-800-752-6633. Your down payment can be as low as 15% and your past due balance can be paid off over 12 months. We'll also waive late payment fees as long as your payment agreement is active.

Coming Soon, a new modern look to your bill.

NOTIFICATIONS  
This is an estimated bill. We're sorry we were unable to read your meters on your scheduled meter reading date due to the impact of coronavirus. Please be assured this bill will be adjusted as necessary when we obtain the next actual meter reading. You may be able to send us your meter reading. Visit coned.com/meter to find out how.

Join our Direct Payment Plan (DPP). Just place an 'X' in the DPP enrollment box on your payment slip when you mail back your payment by check. We'll use your banking information to enroll you in the plan. Then, each month, after you've had time to review your bill, we will automatically deduct your Con Edison bill payment from your checking account. Join Now.

Messages continued on page 4.

Contact us 24 hours a day, 7 days a week

To report a service problem, call 1-800-75-CONED (1-800-752-6633) or visit conEd.com  
Self-Service conEd.com  
For payments, visit conEd.com or call 1-888-925-5016

Con Edison  
Cooper Station  
P.O. Box 138  
New York, NY 10276-0138  
For other information, call 1-212-243-2591 or 1-800-758-2481

Tear or Cut here

Looking for more detailed information on your bill? Visit www.coned.com/MyAccount.

Page 1 of 4



Payment slip

Please make checks payable to Con Edison.

Your account number: 44-7223-0650-0200-7

Total amount due: \$6,963.94

Amount enclosed: [ ]



0001213 01 AB 0.425 01 TR 00006 CEMBNS12 0100001000

CYRIL MONTOYA DBA  
SHAOLIN OPERATING LLC  
LIVINGSTON MANAGEMENT  
225 W 35TH ST FL14  
NEW YORK NY 10001-1904



JAF STATION  
P.O. BOX 1702  
NEW YORK, NY 10116-1702

Mark X to enroll in DPP

447223065002007 30000302100 60000696394

M79 M97  
0001336



S 001213 CEMBNS12.001552 0100001000

## Your gas charges

These charges are for the gas you used (supply) and getting that gas to you (delivery). Rates are based on a 30 day period. When your billing period is more or less than 30 days, we prorate your bill accordingly.

<b>Gas you used during this 31 day billing period from Feb 19, 2021 to Mar 22, 2021</b>	
Rate: GS3 Multiple Dwelling Heating	Meter# 3466652
Gas meters measure the volume of natural gas used in hundred cubic feet (ccf). Gas usage is billed in therms, the heat content of gas. The therm conversion factor converts ccf into therms.	
Mar 22, 21 Estimated reading	88922
Feb 19, 21 Estimated reading	-87531
Usage in ccf	1,391 ccf
Therm conversion factor	X1.035
<b>Your gas use</b>	<b>1,440 therms</b>

### ► Your supply charges

Supply 1,440 therms @52.3833¢/therm **\$754.32**  
 Charge for the gas supplied to you by Con Edison.

Merchant function charge **\$24.08**  
 Charge associated with procuring and storing natural gas, credit and collection related activities and uncollectible accounts.

GRT & other tax surcharges **\$18.73**  
 Taxes on Con Edison gross receipts from sales of utility services and other tax surcharges.

**Total supply charges \$797.13**

*Your total gas supply cost for this bill is 55.3¢ per therm. You can compare this price with those offered by energy services companies (ESCOs). For a list of ESCOs, visit [PowerYourWay.com](http://PowerYourWay.com) or call 1-800-780-2884.*

### ► Your delivery charges

Basic service charge (includes first 3.1 therms) **\$23.99**  
 Charge for basic system infrastructure and customer-related services, including customer accounting and metering services. A billing and payment processing charge of \$0.64, which may be avoided by switching to an energy services company (ESCO), is also included.

Remaining 1,436.9 therms @87.5503¢/therm **\$1,258.01**  
 Charge for maintaining the system through which Con Edison delivers gas to you.

Monthly rate adjustment @6.6333¢/therm **\$95.52**  
 Adjustment for miscellaneous costs and credits, and from October through May, for the effect of variation from normal weather.

System Benefit Charge @-0.0736¢/therm **-\$1.06**  
 The System Benefits Charge recovers costs associated with energy efficiency programs implemented by the Company and the New York State Research and Development Authority (NYSERDA).

GRT & other tax surcharges **\$67.48**  
 See earlier definition.

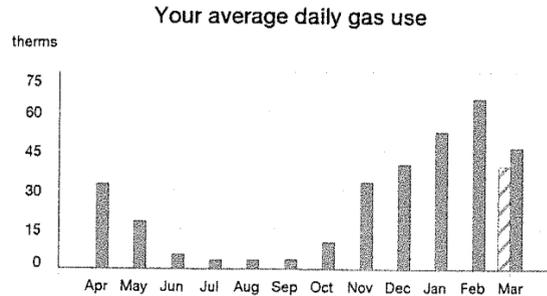
**Total delivery charges \$1,443.94**

### ► Your sales tax

Sales tax @4.5000% **\$100.85**  
 Tax collected on behalf of New York City.

**Total sales tax \$100.85**

**►► Total gas charges \$2,341.92**



a year ago



# Empire Fire Sprinkler LLC

Cooper Station PO Box 1435  
New York, NY 10276 US  
patrick@empiresprinkler.com



## INVOICE

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

INVOICE 222185  
DATE 03/24/2021  
TERMS Net 30  
DUE DATE 04/23/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/01/2021	Monthly Sprinkler inspections	534 West 42nd Street Monthly Sprinkler inspections: Automatic Sprinkler System, Standpipe and Fire Pump Jan 2021 - Dec 2021	1	1,650.00	1,650.00

BALANCE DUE

**\$1,650.00**

# Empire Fire Sprinkler LLC

Cooper Station PO Box 1435  
New York, NY 10276 US  
patrick@empiresprinkler.com



## INVOICE

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

INVOICE 222184  
DATE 03/24/2021  
TERMS Net 30  
DUE DATE 04/23/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/01/2020	Monthly Sprinkler inspections	534 West 42nd Street Monthly Sprinkler inspections: Automatic Sprinkler System, Standpipe and Fire Pump January 2020 - December 2020	1	1,625.00	1,625.00

BALANCE DUE

**\$1,625.00**

# GMN Contracting Corp.

---

30-23 89st

02/22/21

Jackson Heights, Queens NY 11369

[Gmncontracting@gmail.com](mailto:Gmncontracting@gmail.com)

534 West 42nd Street Condominium

c/o Livingston Management

225 West 35th Street, Suite 1400

New York, NY 10001

Invoice for work discussed on water main :

\* Please note that the following work entails draining the entire building from the street

- Removal of two flanged flex pipe couplings 2 x 9¼
- Installation of new two flanged flex pipe couplings 2 x 9¼
- Installation of new filtration system with bypass system included
- Installation of 2" Lead Free Brass Wye Strainer (filtration fitting)
- Installation of two 2" ball valves on each side of the strainer in order to isolate for maintenance purposes
- Installation of third 2" ball valve on a bypass line to allow for maintenance without shutting off the water to the building
- Installation of new 2" copper pipe and fittings necessary to offset existing plumbing in order to install new filtration and bypass system
- Installation of pipe supports for new offset line

Invoice Total \$ 5,000

**Paid to date \$ 2,500**

**Invoice balance \$ 2,500**

# GMN Contracting Corp.

---

30-23 89st

02/22/21

Jackson Heights, Queens NY 11369

[Gmncontracting@gmail.com](mailto:Gmncontracting@gmail.com)

534 West 42nd Street Condominium

c/o Livingston Management

225 West 35th Street, Suite 1400

New York, NY 10001

Invoice for work discussed on water main :

\* Please note that the following work entails draining the entire building from the street

- Removal of two flanged flex pipe couplings 2 x 9¼
- Installation of new two flanged flex pipe couplings 2 x 9¼
- Installation of new filtration system with bypass system included
- Installation of 2" Lead Free Brass Wye Strainer (filtration fitting)
- Installation of two 2" ball valves on each side of the strainer in order to isolate for maintenance purposes
- Installation of third 2" ball valve on a bypass line to allow for maintenance without shutting off the water to the building
- Installation of new 2" copper pipe and fittings necessary to offset existing plumbing in order to install new filtration and bypass system
- Installation of pipe supports for new offset line

Invoice Total \$ 5,000

**Paid to date \$ 2,500**

**Invoice balance \$ 2,500**

# GMN Contracting Corp.

---

30-23 89st

02/10/21

Jackson Heights, Queens NY 11369

Gmncontracting@gmail.com

534 West 42nd Street Condominium

c/o Livingston Management

225 West 35th Street, Suite 1400

New York, NY 10001

Invoice for plumbing services

- Repair hot water shut off on shower body, refit to shower body and restore Apt 8 shower  
-\$125.00
- Replaced Apt 8 lavatory drain which was removed to access cut off valves  
-\$ 75.00
- Replace west hot water riser drain which was opened to drain system and would not close completely  
-\$175.00
- Replace leaking pressure relief valve on boiler 3 with new  
-\$325.00

- Removal of faucet strainers for units 1-7 to clean of debris affecting water pressure
- Removal of shower body hot water shutoffs for units 1-7 to clean strainer of debris affecting water pressure on the hot water line
- Shutting and draining the hot water riser for the entire building to later open to flush out all of the debris trapped inside the hot water lines
- Reinstallation of shower body valves and cartridges in units 1-7 after flushing out the lines
- Reconnecting Hvac exhaust for 3rd boiler unit and properly securing to the kindor strap available in ceiling

- NO CHARGE

Invoice total - \$700.00

# GMN Contracting Corp.

---

30-23 89st

02/10/21

Jackson Heights, Queens NY 11369

Gmncontracting@gmail.com

534 West 42nd Street Condominium

c/o Livingston Management

225 West 35th Street, Suite 1400

New York, NY 10001

Invoice for plumbing services

- Repair hot water shut off on shower body, refit to shower body and restore Apt 8 shower  
-\$125.00
- Replaced Apt 8 lavatory drain which was removed to access cut off valves  
-\$ 75.00
- Replace west hot water riser drain which was opened to drain system and would not close completely  
-\$175.00
- Replace leaking pressure relief valve on boiler 3 with new  
-\$325.00

- Removal of faucet strainers for units 1-7 to clean of debris affecting water pressure
- Removal of shower body hot water shutoffs for units 1-7 to clean strainer of debris affecting water pressure on the hot water line
- Shutting and draining the hot water riser for the entire building to later open to flush out all of the debris trapped inside the hot water lines
- Reinstallation of shower body valves and cartridges in units 1-7 after flushing out the lines
- Reconnecting Hvac exhaust for 3rd boiler unit and properly securing to the kindor strap available in ceiling

- NO CHARGE

Invoice total - \$700.00

# GMN Contracting Corp.

---

30-23 89st

02/10/21

Jackson Heights, Queens NY 11369

Gmncontracting@gmail.com

534 West 42nd Street Condominium

c/o Livingston Management

225 West 35th Street, Suite 1400

New York, NY 10001

Invoice for plumbing services

- Repair hot water shut off on shower body, refit to shower body and restore Apt 8 shower  
-\$125.00
- Replaced Apt 8 lavatory drain which was removed to access cut off valves  
-\$ 75.00
- Replace west hot water riser drain which was opened to drain system and would not close completely  
-\$175.00
- Replace leaking pressure relief valve on boiler 3 with new  
-\$325.00

- Removal of faucet strainers for units 1-7 to clean of debris affecting water pressure
- Removal of shower body hot water shutoffs for units 1-7 to clean strainer of debris affecting water pressure on the hot water line
- Shutting and draining the hot water riser for the entire building to later open to flush out all of the debris trapped inside the hot water lines
- Reinstallation of shower body valves and cartridges in units 1-7 after flushing out the lines
- Reconnecting Hvac exhaust for 3rd boiler unit and properly securing to the kindor strap available in ceiling

- NO CHARGE

Invoice total - \$700.00

# GMN Contracting Corp.

---

30-23 89st

02/10/21

Jackson Heights, Queens NY 11369

Gmncontracting@gmail.com

534 West 42nd Street Condominium

c/o Livingston Management

225 West 35th Street, Suite 1400

New York, NY 10001

Invoice for plumbing services

- Repair hot water shut off on shower body, refit to shower body and restore Apt 8 shower  
-\$125.00
- Replaced Apt 8 lavatory drain which was removed to access cut off valves  
-\$ 75.00
- Replace west hot water riser drain which was opened to drain system and would not close completely  
-\$175.00
- Replace leaking pressure relief valve on boiler 3 with new  
-\$325.00

- Removal of faucet strainers for units 1-7 to clean of debris affecting water pressure
- Removal of shower body hot water shutoffs for units 1-7 to clean strainer of debris affecting water pressure on the hot water line
- Shutting and draining the hot water riser for the entire building to later open to flush out all of the debris trapped inside the hot water lines
- Reinstallation of shower body valves and cartridges in units 1-7 after flushing out the lines
- Reconnecting Hvac exhaust for 3rd boiler unit and properly securing to the kindor strap available in ceiling

- NO CHARGE

Invoice total - \$700.00



**SIERRA**  
CONSULTING GROUP, INC.

**Invoice**

For Billing Questions:

Date

Invoice #

16-869-0729  
invoices@sierrany.com

11/25/2020

58140

**PAST DUE**

**Bill To**

534 W 47th Street Condo Assoc  
c/o Livingston Management Services, LLC  
Attn: Accounts Payable Dept.  
225 West 35th Street, 14th Fl  
New York, NY 10001

**FOR YOUR CONVENIENCE WE NOW  
ACCEPT CREDIT CARDS AND ACH  
PAYMENTS. CALL US TO PROCESS:  
516-869-0729 EXT 4**

**Job 36878**

534 West 42nd Street  
New York, NY 10036

P.O. No.	Due Date	Terms
	12/25/2020	Net 30

Description	Qty	Rate	Serviced	Amount
2020 Annual Inspection and Witness Category One Test (1P45340)	1	400.00	11/20/2020	400.00

**Due to the new NYC DOB ruling, filing fees for your inspections are paid online via DOBNOW. If you would like Sierra to pay those fees on your behalf, kindly advise us.**

Fees are exclusive of any taxes, levies, or duties imposed by taxing authorities and Customer is responsible for payment, which may be billed separately.

Phone #	Fax #	Federal ID#	Web Site
516-869-0729	516-365-5353	13-4165817	www.sierrany.com

**Total** \$400.00

**Payments/Credits** \$0.00

**Balance Due** \$400.00





SEJ TECH INC

12 Bridle Lane  
Hicksville, NY 11801

# Invoice

Date	Invoice #
3/20/2021	1169

Bill To
534 W 42nd Street

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Tax Protest Form	800.00	800.00
		<b>Total</b>	\$800.00



534 W 42 ST

Primary Phone: 212-564-4061

Account Number: 853-077-585-0001-81

Bill Date: February 27, 2021



Get answers fast

- Visit [verizon.com/business](http://verizon.com/business)
- Call 1.800.Verizon (1.800.837.4966)

Your payment is due:

**\$252.18**

Total Due by March 24

This month's charges

Internet & Phone Bundle	\$184.99
Services & Equipment	\$33.50
Fees & Other Charges	\$33.69
<b>Total Due by March 24</b>	<b>\$252.18</b>

Offers & benefits

**BlueJeans Meetings for Fios**

Transform your meetings experience with our simple & fast one-touch conferencing service. Our secure, cloud-based solution can help your business connect to customers & employees virtually anywhere. Call 888.802.8035. Plans start at \$12.49/mo per license. Terms apply.

**We're here to help**

Call today to review your business account with a Verizon business specialist. Our products, support and reliability can make a powerful difference for your small business. That's why small business owners rely on Verizon to stay connected. Call 888.416.8035 today.

Return only this stub with your payment. We will not review or honor other written notifications. Visit [verizon.com](http://verizon.com).

Account Number: 853-077-585-0001-81

**Total Due by Mar 24, 2021:** \$252.18 022721

Make check payable to Verizon

\$ \_\_\_\_\_

00016141 01 AV 0.395 KY022711 0068 XX  
534 W 42 ST  
225 W 35TH ST FL 14  
NEW YORK NY 10001-1904



VERIZON  
PO BOX 15124  
ALBANY NY 12212-5124

V5 853077585000181 000000000000 000000252189



534 W 42 ST

Primary Phone: 212-564-4061

Account Number: 853-077-585-0001-81

Bill Date: February 27, 2021



**Get answers fast**

• Visit [verizon.com/business](http://verizon.com/business)

• Call 1.800.Verizon (1.800.837.4966)

### Details of Previous Period

**Previous Balance \$507.11**

Payments		
Payment	-251.16	2/9
Payment	-255.95	2/18
<b>Subtotal</b>	<b>-\$507.11</b>	

Payment activity since last bill date.

**Balance Forward \$0.00**

### Details of Charges

#### Internet & Phone Bundle

Your Solutions for Business bundle includes:

Fios Internet 75M/75M - 2YR

Solutions Bundle Line 2 Yr

**Bundle Price \$184.99 2/28 - 3/27**

Your monthly price.

#### Services & Equipment

##### Services

5 IP Addresses 20.00 2/28 - 3/27

Security and Cloud 25 GB 8.51 2/21 - 3/20

Verizon Cloud 25 GB \$2.47/Internet

Security Suite Multi-Device \$6.04

##### Equipment

Rent: Wireless Router 4.99 2/28 - 3/27

**Subtotal \$33.50**

Equipment and additional services to personalize your Fios service.

#### Fees & Other Charges

##### Taxes, Governmental Fees & Surcharges

NY State and Local Sales Tax 8.37

Federal Excise Tax .36

911 Surcharge 1.00

##### Verizon Surcharges & Fees

NY State and Local Tax Surcharges 4.25

Federal Universal Service Fee 6.39

Federal Subscriber Line and Access

Recovery Charge 8.23

NY Universal Service Fund .15

VLD Carrier Cost Recovery Charge .36

VLD Long Distance Access Charge 1.85

VLD Long Distance Administrative

Charge .74

NY Municipal Construction Surcharge 1.99

**Subtotal \$33.69**

Includes both Verizon fees and governmental taxes and fees. For details, visit [verizon.com/taxesandfees](http://verizon.com/taxesandfees).

**Total Due \$252.18**