

Invoice Register

Payee

Rodriguez + Gambino
 Architectural Bldg Env Cons
 Rodriguez + Gambino
 Architectural Bldg Env Cons,
 1298 Richmond Road, Staten
 Island, NY 10304

Batch Id	139111
Control	151942
Invoice Number	23-1013EXT5
Invoice Date	02/07/2025
Due Date	03/09/2025
Approved By	
Printed By	Morgan@livingny.com
Printed On	10/08/2025

Phone:

Post Month	Total Amount	Retention Amount	Payment Status	Payment Method	Type	Expense Type	Cash Acct
2/2025	1500.00	0.00	Unpaid	Check	Invoice	Expense	11100000

Notes:
 Inv# 23-1013EXT5FISP2: Additional extension of time request filings

Contract	Job	Entity	Amount	Retention	Category	Account	Acct Desc	GL Category	Notes
		534condo	750.00	0.00		62040000	Professional Consultant Fees		FISP2: Additional extension of time request filings due 11.3.2024
		534condo	750.00	0.00		62040000	Professional Consultant Fees		FISP2: Additional extension of time request filings due 1.29.2025

Workflow Approval

Workflow	Step	Status	Approved By	Approval Notes	Start Date	Start Time
Invoice Approva	Data Review	Completed	ian@livingny.co m		02/10/2025	09:43:04
Invoice Approva	Property Manager Review	Completed	kseaman@livin gny.com		02/10/2025	09:46:10
Invoice Approva	Owner Approval	Completed	rony@livingny.c om		02/12/2025	10:58:26
Invoice Approva	Invoice Approved	Completed	rony@livingny.c om		02/12/2025	13:20:19



1298 Richmond Rd
Staten Island, NY 10304-2306
USA

INVOICE

BILL TO
534 West 42nd Street Condominium
534 West 42nd Street Condominium
c/o Living NY / Living Management
225 West 35th Street, 14th Floor
Attn: Claude Simon
New York, NY 10001

SHIP TO
534 West 42nd Street Condominium
534 West 42nd Street,
New York, NY 10036
9th Cycle FISP Report, Facade Repairs,
and Amended 9th Cycle FISP Report
Phase: Filing of FISP Extensions

INVOICE 23-1013EXT5
DATE 02/07/2025
TERMS Net 30
DUE DATE 03/09/2025

DATE OF SERVICES
May 23, 2024 - Jan 31, 2025

DESCRIPTION	QTY	DUe	RATE	AMOUNT
FISP2: Additional Extension of Time Request Filings (Filing Due by 11/03/2024)	1	100.00 % of 750.00	750.00	750.00
FISP2: Additional Extension of Time Request Filings (Filing Due by 01/29/2025)	1	100.00 % of 750.00	750.00	750.00

Please make checks payable to: **\$1,500.00**
BALANCE DUE

Rodriguez + Gambino
Architectural Bldg Env Cons

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Batch Id	151546
Control	165996
Invoice Number	23-1013EXT6
Invoice Date	06/30/2025
Due Date	07/30/2025
Approved By	
Printed By	Morgan@livingny.com
Printed On	10/08/2025

Phone:

Post Month	Total Amount	Retention Amount	Payment Status	Payment Method	Type	Expense Type	Cash Acct
8/2025	750.00	0.00	Unpaid	Check	Invoice	Expense	11100000

Notes:
 Inv# 23-1013EXT6FISP2 Extension of Time

Contract	Job	Entity	Amount	Retention	Category	Account	Acct Desc	GL Category	Notes
		534condo	750.00	0.00		62040000	Professional Consultant Fees		FISP2: Additional Extension of Time Request Filings (Filing Due by 05/30/2025)

Workflow Approval

Workflow	Step	Status	Approved By	Approval Notes	Start Date	Start Time
Invoice Approva	Data Review	Completed	auron@livingny.com		07/01/2025	03:53:11
Invoice Approva	Property Manager Review	Completed	kseaman@livingny.com		07/01/2025	08:15:02
Invoice Approva	Owner Approval	Completed	rony@livingny.com		07/24/2025	08:25:39
Invoice Approva	Invoice Approved	Completed	rony@livingny.com		08/14/2025	13:27:40



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Staten Island, NY 10304-2306
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INVOICE

BILL TO	SHIP TO
534 West 42nd Street Condominium c/o Living NY / Living Management 225 West 35th Street, 14th Floor New York, NY 10001 Attn: Claude Simon	Living Management 534 West 42nd Street, New York, NY 10036 9th Cycle FISP Report, Facade Repairs, and Amended 9th Cycle FISP Report Phase: Filing of FISP Extensions

INVOICE	23-1013EXT6
DATE	06/30/2025
TERMS	Net 30
DUE DATE	07/30/2025

DATE OF SERVICES
Feb 1, 2025 - May 30, 2025

DESCRIPTION	QTY	DUe	Rate	AMOUNT
FISP2: Additional Extension of Time Request Filings (Filing Due by 05/01/2025) - Subsequent Report Needed in Lieu of Extension Filing in Order to Remain in Compliance				0.00
FISP2: Additional Extension of Time Request Filings (Filing Due by 05/30/2025)	1	100.00 % of 750.00	750.00	750.00
FISP2: Additional Extension of Time Request Filings (Filing Due by 08/27/2025)	0	0.00 of 750.00	750.00	0.00

Please make checks payable to:

BALANCE DUE

\$750.00

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Architectural Bldg Env Cons

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 1298 Richmond Road, Staten
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Phone:

Post Month	Total Amount	Retention Amount	Payment Status	Payment Method	Type	Expense Type	Cash Acct
7/2025	6892.30	0.00	Unpaid	Check	Invoice	Expense	11100000

Notes:

Inv# 23-1013CO-5534 condo Principal/President, Project Manager, Administrative professional fees

Contract	Job	Entity	Amount	Retention	Category	Account	Acct Desc	GL Category	Notes
		534condo	2250.00	0.00		62040000	Professional Consultant Fees		Principal/President
		534condo	2145.00	0.00		62040000	Professional Consultant Fees		Project Manager
		534condo	2465.00	0.00		62040000	Professional Consultant Fees		Administrative
		534condo	32.30	0.00		62040000	Professional Consultant Fees		Travel

Workflow Approval

Workflow	Step	Status	Approved By	Approval Notes	Start Date	Start Time
Invoice Approva	Data Review	Completed	auron@livingny.com		07/01/2025	03:56:35
Invoice Approva	Property Manager Review	Completed	kseaman@livingny.com		07/01/2025	08:18:55
Invoice Approva	Owner Approval	Completed	rony@livingny.com		07/02/2025	10:17:33
Invoice Approva	Invoice Approved	Completed	rony@livingny.com		07/11/2025	14:56:19



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New York, NY 10001
Attn: Claude Simon

SHIP TO
Living Management
534 West 42nd Street,
New York, NY 10036
9th Cycle FISP Report, Facade Repairs,
and Amended 9th Cycle FISP Report
Phase: Bidding & Construction Observation

INVOICE 23-1013CO-5
DATE 04/15/2025
TERMS Net 30
DUE DATE 05/15/2025

DATE OF SERVICES
Mar 30, 2024 - Mar 28, 2025

DESCRIPTION	QTY	RATE	AMOUNT
Services rendered during this billing cycle include but are not limited to the phases described above. Specific services include correspondence pertaining to project startup, access agreements, and insurance requirements with neighboring properties, filing of additional Subsequent 9th Cycle FISP Report, and general Client and Contractor correspondence.			
Principal/President	9	250.00	2,250.00
Project Manager	11	195.00	2,145.00
Administrative	29	85.00	2,465.00
Reimbursable:			
Travel			32.30

Please make checks payable to:

BALANCE DUE

\$6,892.30

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Architectural Bldg Env Cons

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Phone:

Post Month	Total Amount	Retention Amount	Payment Status	Payment Method	Type	Expense Type	Cash Acct
9/2025	14305.71	0.00	Unpaid	Check	Invoice	Expense	11100000

Notes:

Inv# 23-1013CO-6534condo, project manager, draftsperson, administrative professional fees

Contract	Job	Entity	Amount	Retention	Category	Account	Acct Desc	GL Category	Notes
		534condo	2875.00	0.00		62040000	Professional Consultant Fees		principal
		534condo	12333.75	0.00		62040000	Professional Consultant Fees		project manager
		534condo	1462.50	0.00		62040000	Professional Consultant Fees		Draftsperson
		534condo	701.25	0.00		62040000	Professional Consultant Fees		Administrative
		534condo	683.21	0.00		62040000	Professional Consultant Fees		Travel
		534condo	-3750.00	0.00		62040000	Professional Consultant Fees		Retainer

Workflow Approval

Workflow	Step	Status	Approved By	Approval Notes	Start Date	Start Time
Invoice Approva	Data Review	Completed	auron@livingny.com		07/01/2025	03:56:39
Invoice Approva	Property Manager Review	Completed	kseaman@livin		07/01/2025	08:21:04
Invoice Approva	Owner Approval	Completed	rony@livingny.c		09/02/2025	09:27:23
Invoice Approva	Invoice Approved	Completed	rony@livingny.c		09/09/2025	14:09:49



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Attn: Claude Simon

SHIP TO
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534 West 42nd Street,
New York, NY 10036
9th Cycle FISP Report, Facade Repairs,
and Amended 9th Cycle FISP Report
Phase: Bidding & Construction Observation

INVOICE 23-1013CO-6
DATE 06/30/2025
TERMS Net 30
DUE DATE 07/30/2025

DATE OF SERVICES
Mar 29, 2025 - May 30, 2025

DESCRIPTION	QTY	RATE	AMOUNT
Services rendered during this billing cycle include but are not limited to the phases described above. Specific services include progress site visits, progress drawings, and general Client and Contractor correspondence.			
Principal/President	11.50	250.00	2,875.00
Project Manager	63.25	195.00	12,333.75
Draftsperson/Technical	11.25	130.00	1,462.50
Administrative	8.25	85.00	701.25
Reimbursable:			
Travel			683.21
Subtotal			18,055.71
Retainer:			
(\$7,500 Retainer - \$3,750 Partial Credit = \$3,750 Balance)			-3,750.00

Please make checks payable to:

BALANCE DUE

\$14,305.71

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Phone:

Post Month	Total Amount	Retention Amount	Payment Status	Payment Method	Type	Expense Type	Cash Acct
9/2025	22520.96	0.00	Unpaid	Check	Invoice	Expense	11100000

Notes:

Inv# 23-1013CO-7534condo, principal, project manager, draftsperson, administrative, travel

Batch Id	158674
Control	173693
Invoice Number	23-1013CO-7
Invoice Date	09/15/2025
Due Date	10/15/2025
Approved By	
Printed By	Morgan@livingny.com
Printed On	10/08/2025

Contract	Job	Entity	Amount	Retention	Category	Account	Acct Desc	GL Category	Notes
		534condo	6250.00	0.00		62040000	Professional Consultant Fees		principal/president
		534condo	14625.00	0.00		62040000	Professional Consultant Fees		project manager
		534condo	3412.50	0.00		62040000	Professional Consultant Fees		Draftsperson
		534condo	1041.25	0.00		62040000	Professional Consultant Fees		Administrative
		534condo	942.21	0.00		62040000	Professional Consultant Fees		Travel
		534condo	-3750.00	0.00		62040000	Professional Consultant Fees		Retainer

Workflow Approval

Workflow	Step	Status	Approved By	Approval Notes	Start Date	Start Time
Invoice Approva	Data Review	Completed	auron@livingny.com		09/16/2025	01:25:43
Invoice Approva	Property Manager Review	Completed	kseaman@livin		09/25/2025	05:54:11
Invoice Approva	Owner Approval	Completed	rony@livingny.c		09/29/2025	09:29:38
Invoice Approva	Invoice Approved	Completed	rony@livingny.c		09/30/2025	08:49:40



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Attn: Claude Simon

SHIP TO
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534 West 42nd Street,
New York, NY 10036
9th Cycle FISP Report, Facade Repairs,
and Amended 9th Cycle FISP Report
Phase: Bidding & Construction Observation

INVOICE 23-1013CO-7
DATE 09/15/2025
TERMS Net 30
DUE DATE 10/15/2025

DATE OF SERVICES
May 31, 2025 - Aug 29, 2025

DESCRIPTION	QTY	RATE	AMOUNT
Services rendered during this billing cycle include but are not limited to the phases described above. Specific services include progress site visits, progress drawing updates, allowance reconciliation, and general Client and Contractor correspondence.			
Principal/President	25	250.00	6,250.00
Project Manager	75	195.00	14,625.00
Draftsperson/Technical	26.25	130.00	3,412.50
Administrative	12.25	85.00	1,041.25
Reimbursable:			
Travel			942.21
Retainer			
(\$3,750 Remaining Retainer - \$3,750.00 Credit = \$0 Balance)			-3,750.00

Please make checks payable to:

BALANCE DUE

\$22,520.96

Rodriguez + Gambino
Architectural Bldg Env Cons