

Invoice Register

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

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							

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

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	lan@livingny.com		02/10/2025	09:43:04
Invoice Approva	Property Manager Review		Completed	kseaman@livingny.com		02/10/2025	09:46:10
Invoice Approva	Owner Approval		Completed	rony@livingny.com		02/12/2025	10:58:26
Invoice Approva	Invoice Approved		Completed	rony@livingny.com		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:

BALANCE DUE

**\$1,500.00**

Rodriguez + Gambino  
Architectural Bldg Env Cons

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Island, NY 10304

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							

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

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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USA

## INVOICE

### BILL 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

### 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: 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**

Rodriguez + Gambino  
Architectural Bldg Env Cons

Invoice Register

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

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-5534condo Principal/President, Project Manager, Administrative professional fees							

Batch Id	151547
Control	165997
Invoice Number	23-1013CO-5
Invoice Date	04/15/2025
Due Date	05/15/2025
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	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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Staten Island, NY 10304-2306  
USA

## INVOICE

### BILL 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

### 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**

Rodriguez + Gambino  
Architectural Bldg Env Cons

Invoice Register

Payee  
Rodriguez + Gambino  
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1298 Richmond Road, Staten  
Island, NY 10304

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							

Batch Id	151548
Control	165998
Invoice Number	23-1013CO-6
Invoice Date	06/30/2025
Due Date	07/30/2025
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	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@livingny.com		07/01/2025 08:21:04
Invoice Approva		Owner Approval		Completed	rony@livingny.com		09/02/2025 09:27:23
Invoice Approva		Invoice Approved		Completed	rony@livingny.com		09/09/2025 14:09:49



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## INVOICE

### BILL TO

534 West 42nd Street Condominium  
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225 West 35th Street, 14th Floor  
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-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
<b>Subtotal</b>			<b>18,055.71</b>
Retainer:			
(\$7,500 Retainer - \$3,750 Partial Credit = \$3,750 Balance)			-3,750.00

Please make checks payable to:

BALANCE DUE

**\$14,305.71**

Rodriguez + Gambino  
Architectural Bldg Env Cons



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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@livingny.com		09/25/2025 05:54:11
Invoice Approva		Owner Approval		Completed	rony@livingny.com		09/29/2025 09:29:38
Invoice Approva		Invoice Approved		Completed	rony@livingny.com		09/30/2025 08:49:40



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## INVOICE

### BILL TO

534 West 42nd Street Condominium  
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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-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