

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	7827-0000	Salary-Doorman	2,023.44 Virtual Doorman, Silver Service for 12.20-3.2 82621	

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	7827-0000	Salary-Doorman	2,023.44 Virtual Doorman, Silver Service for 3.20-6.20 82621	

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	6300-0000	Management	750.00 Management Fee	911

Entity	Account	Account Description	Net	General Ledger Report Notes	Check
534condo	6364-0000	Filing Fees	30.60	7.8.21 534condo Amex, filing fees from NYC 914	

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	6320-0000	Insurance	3,279.11 Down payment Policy No. BAN1008191-03 E 917	

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	2650-0000	Net Payroll	447.05 8.20.21	82021

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	2650-0000	Net Payroll	447.06 8.6.21	80621

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	6455-0000	Telephone	282.33 155-734-529-0001-16 for 5.5-9.4.21	82521

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	6320-0000	Insurance	956.33 1st Installment Policy No. BAN1008191-03 E 916	



CYRIL MONTOYA DBA SHAOLIN OPERATING LLC

Account Number: 44-7223-0650-0200-7

Your bill breakdown**Last billing period**

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

our billing summary as of Aug 18, 2021

our previous charges and payments

total charges from your last bill

payments through Aug 17, thank you

Balance from previous bill

\$

\$2,312.42

-\$2,312.42

None

Your new charges

Billing period: Jul 19, 2021 to Aug 17, 2021

\$927.09

Electricity charges - for 29 days

\$207.74

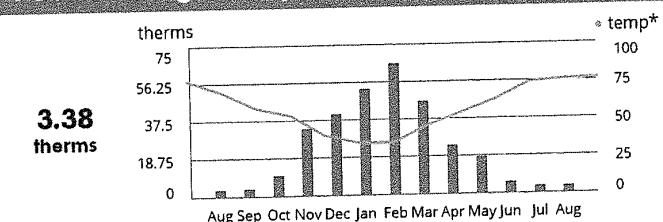
Gas charges - for 29 days

\$1,134.83

Total from this billing period**Total amount due****\$1,134.83**Payment is due upon receipt of this bill. To avoid a late payment charge of 1.5%, please pay the total amount due by **Sep 13, 2021**.

Service delivered to: 534 W 42 ST PLP

Next meter reading date: Thursday, Sep 16, 2021

Your average daily gas usage**Messages For You**

💡 We're here to help. If you are a small business customer, **you may be eligible for special protections to avoid disconnection of your service and a payment agreement that requires no down payment with no fees.** To qualify, your business must employ 25 or fewer employees, not be a publicly held company or a subsidiary, and you must confirm you have experienced a change in financial circumstances starting on or after March 7, 2020 because of the COVID-19 pandemic. To receive protections, visit conEd.com/PaymentAgreement or call us at 1-800-75-CONED (1-800-752-6633) for assistance. Learn more about the new law that provides these protections at conEd.com/COVIDHelp.

💡 NOTIFICATIONSQuestions? Contact Us: conEd.com/ContactUs 1-212-243-2591 or 1-800-758-2481PO Box 1702
New York, NY 10116-1702**Your Energy Bill**

0010681 01 AB 0.425 01 TR 00031 CEMVNS12 0000110000

CYRIL MONTOYA DBA
SHAOLIN OPERATING LLC
LIVINGSTON MANAGEMENT
225 W 35TH ST FL14
NEW YORK NY 10001-1904**Account number: 44-7223-0650-0200-7****Pay By
09/13/21****\$1,134.83**Amount
Enclosed **Enroll in Auto Pay**Please make checks payable to **Con Edison**.PO BOX 1702
NEW YORK, NY 10116-1702

0020 447223065002007 20000113483 20000113483



M79 M63

010681 CEMVNS12 015243 0000110000
S

Your electricity breakdown Rate: EL9 General Large

Electric Meter Detail - billing period from Jul 19, 2021 to Aug 17, 2021 (29 days)

Meter #	New Reading	Reading Type	Date	Prior Reading	Reading Type	Date	Reading Diff	Multiplier	Total Usage
009865550	1418	Actual	Aug 17, 21	1366	Actual	Jul 19, 21	52	80	4,160 kWh
009865550	2.66	Demand Actual	Aug 17, 21	2.54	Demand Actual	Jul 19, 21	0.12	80	9.60 kW

Your Supply Charges

Energy supply 4,160 kWh @5.8740¢/kWh	\$244.36
Demand supply 9.6 kW @ \$4.9875/kW	\$47.88
Merchant function charge	\$4.86
GRT & other tax surcharges	\$7.15
Total electricity supply charges	\$304.25

Your total electricity supply cost for this bill is 7.3¢ per kWh. You can compare this price with those offered by energy services companies (ESCOs). For a list of ESCOs, visit PowerYourWay.com or call 1-800-780-2884.

Your Delivery Charges

Energy delivery 4,160 kWh @4.4171¢/kWh	\$183.75
Demand delivery 9.6 kW @ \$34.1219/kW	\$327.57
System Benefit Charge @0.5399¢/kWh	\$22.46
Billing and payment processing charge	\$0.64
GRT & other tax surcharges	\$12.85
Total electricity delivery charges	\$547.27
Sales tax @8.8750%	\$75.57
Total sales tax	\$75.57

Your electricity total

\$927.09

Your gas breakdown Rate: GS3 Multiple Dwelling Heating

Gas Meter Detail - billing period from Jul 19, 2021 to Aug 17, 2021 (29 days)

Meter #	New Reading	Reading Type	Date	Prior Reading	Reading Type	Date	Reading Diff	Usage in ccf
3466652	90449	Estimated	Aug 17, 21	90354	Estimated	Jul 19, 21	95	95 ccf
Therm conversion factor								1.032
Total Gas Use								98 therms

Your Supply Charges

Supply 98 therms @56.0510¢/therm	\$54.93
Merchant function charge	\$1.72
GRT & other tax surcharges	\$1.36
Total gas supply charges	\$58.01

Your total gas supply cost for this bill is 59.1¢ per therm. You can compare this price with those offered by energy services companies (ESCOs). For a list of ESCOs, visit PowerYourWay.com or call 1-800-780-2884.

Your Delivery Charges

Basic service charge (includes first 2.9 therms)	\$22.49
Remaining 95.1 therms @109.7371¢/therm	\$104.36
Monthly rate adjustment @7.5306¢/therm	\$7.38
System Benefit Charge @-0.0714¢/therm	-\$0.07
GRT & other tax surcharges	\$6.62
Total gas delivery charges	\$140.78
Your sales tax	
Sales tax @4.5000%	\$8.95
Total sales tax	\$8.95

Your gas total

\$207.74

Understanding your bill

Basic service charge (Gas): 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.

Billing and payment processing charge: This charge may be avoided by switching to an energy services company (ESCO).

Billing charges: These charges are for the electricity and gas you need (supply) and getting the electricity and 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.

Demand/Energy delivery: Charge for maintaining the system through which Con Edison delivers electricity to you.

Demand Supply: Charge for the electricity supplied to you by Con Edison.

Energy Supply: Charge for the electricity supplied to you by Con Edison.

How to get in touch with us

Email or chat: conEd.com/ContactUs

Phone: 1-800-752-6633

Mail: Con Edison, PO Box 138, New York, NY 10276-0138

Ways to pay your bill

- Auto Pay:** Pay your bill automatically from your checking or savings account at no charge. Enroll at conEd.com/MyAccount or call 1-212-243-1900.
- Online:** Pay at conEd.com/MyAccount using your bank account, credit card or debit card.
- App:** Download the Con Edison app from the App Store or Google Play Store.
- Phone:** Pay by phone at 1-888-925-5016 using your bank account, credit card or debit card.
- In Person:** We have temporarily closed our walk-in centers due to covid-19. Our walk-in center locations are below.

Manhattan: 122 East 124th Street

Brooklyn: 345 Jay Street

Queens: 89-67 162nd Street

Bronx: 1775 Grand Concourse

Staten Island: 1140 Richmond Terrace

Westchester: 1 Bogopa Plaza

- Mail:** Send a check or money order, payable to Con Edison, using the envelope provided to authorize us to make a one-time electronic fund transfer from your account or to process the payment as a check. You will not get the check back. Do not send cash.

Con Edison
PO Box 1702
New York, NY 10116-1702

Questions? Call toll free 1-800-75-CONED (1-800-752-6633)



Save a stamp. Pay your bill online at
ConEd.com/MyAccount

Jack Jaffa & Associates

REAL ESTATE CONSULTANTS

147 Prince Street, Brooklyn, NY 11201

718.855.6110 • www.JackJaffa.com

Bill To:
Livingston Management Services 225 West 35th St FL 14TH New York, NY 10001

Invoice #	HPA593221
Date:	8/1/2021

Property Address: 534 West 42 Street, Manhattan

Description	Amount
<ul style="list-style-type: none">Continuously monitor the NYC HPD, DOB/ECB website for any new complaint and violation issued during the upcoming month.Alert client upon the issuance of any new complaint, violation and ERP order.Will send email reminder prior to any HPD Certification Date and ECB Hearing Date.Alert client upon the removal of all HPD violations. Alert client of all Non-complied HPD violations.Alert client of any ECB violation that goes into default status.Alert client when a new Emergency Repair Order is issued.	\$150.00
Invoice for months: Aug 2021 - Jul 2022 @ \$12.50 per month = \$150.00	
Total	\$150.00

THANK YOU FOR YOUR BUSINESS

