

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	2650-0000	Net Payroll	447.06 06/25/2021	62521

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	2650-0000	Net Payroll	447.06 06/11/2021	61121

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	2650-0000	Net Payroll	447.06 07/23/21	72321

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	2650-0000	Net Payroll	447.07 07/09/21	70921

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	6455-0000	Telephone	282.13 Acc# 155-734-529-0001-16 for 7.5-8.4.21	72521

Entity	Account	Account Description	Net General Ledger Report Notes	Check
534condo	6300-0000	Management	750.00 Management Fee	903

# Charles Henry Properties, LLC

June 26, 2021 Invoice: 06262021-1

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 10036  
212-683-9300  
Fax: 212 889 5573  
email: wei@charleshenryproperties.com

Quantity	Description	Unit Price	Total
	Replace outside light timer		\$75.00
	Timer		\$52.62
		Total	\$127.62

# Charles Henry Properties, LLC

June 26, 2021 Invoice: 06262021-1

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 10036  
212-683-9300  
Fax: 212 889 5573  
email: wei@charleshenryproperties.com

Quantity	Description	Unit Price	Total
	Replace outside light timer		\$75.00
	Timer		\$52.62
		Total	\$127.62



# Charles Henry Properties, LLC

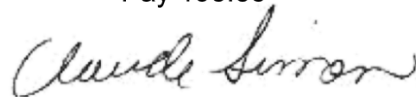
July 15, 2021 Invoice: 07152021-1

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 10036  
212-683-9300  
Fax: 212 889 5573  
email: wei@charleshenryproperties.com

Quantity	Description	Unit Price	Total
	Replace Stairwell Light 4 <sup>th</sup> Floor Stairwell A		\$100.00
	Stairwell Light		\$98.85
		Total	\$198.85

Pay 198.85





Current balance due <b>\$2,312.42</b>	Pay By <b>08/13/21</b>
--	---------------------------

**CYRIL MONTOYA DBA SHAOLIN OPERATING LLC**  
Account Number: 44-7223-0650-0200-7

Service delivered to: 534 W 42 ST PLP  
Next meter reading date: Tuesday, Aug 17, 2021

### Your bill breakdown

#### Last billing period

Avoid estimated bills - please give us access to read your meter.  
Your billing summary as of Jul 20, 2021

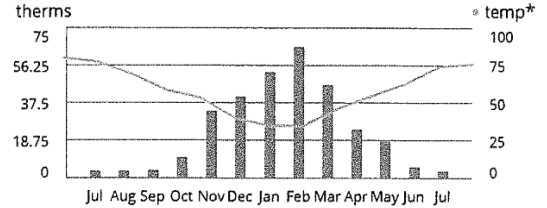
Your previous charges and payments	
Total charges from your last bill	\$2,636.74
Payments through Jul 16, thank you	-\$1,542.44
<b>Balance from previous bill</b>	<b>\$1,094.30</b>

#### Your new charges

Billing period: Jun 17, 2021 to Jul 19, 2021	
Electricity charges - for 32 days	\$997.93
Gas charges - for 32 days	\$220.19
<b>Total from this billing period</b>	<b>\$1,218.12</b>
<b>Total amount due</b>	<b>\$2,312.42</b>

### Your average daily gas usage

3.38  
therms



#### Messages For You

**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](https://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.

**Your payment was not received on time. Please make your payments on time regularly and help us avoid asking for a deposit or an additional deposit.**

#### NOTIFICATIONS

**Join our Direct Payment Plan (DPP).** Just place an 'X' in the Auto Pay 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.

Questions? Contact Us: [conEd.com/ContactUs](https://conEd.com/ContactUs) 1-212-243-2591 or 1-800-758-2481



PO Box 1702  
New York, NY 10116-1702

### Your Energy Bill

0010555 01 AB 0.425 01 TR 00032 CEMSNS12 0000010000

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

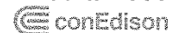
Pay By  
08/13/21

**\$2,312.42**

Amount  
Enclosed

☐ Enroll in Auto Pay

Please make checks payable to Con Edison.



PO BOX 1702  
NEW YORK, NY 10116-1702

0020 447223065002007 20000121812 90000231242



S 010555 CEMSNS12 015264 0000010000

**Your electricity breakdown** Rate: EL9 General Large**Electric Meter Detail - billing period from Jun 17, 2021 to Jul 19, 2021 (32 days)**

Meter #	New Reading	Reading Type	Date	Prior Reading	Reading Type	Date	Reading Diff	Multiplier	Total Usage
009865550	1366	Actual	Jul 19, 21	1309	Actual	Jun 17, 21	57	80	4,560 kWh
009865550	2.54	Demand Actual	Jul 19, 21	2.42	Demand Actual	Jun 17, 21	0.12	80	9.60 kW

**Your Supply Charges**

Energy supply 4,560 kWh @ \$5.2919¢/kWh	\$241.31
Demand supply 9.6 kW @ \$5.5042/kW	\$52.84
Merchant function charge	\$4.94
GRT & other tax surcharges	\$7.20
<b>Total electricity supply charges</b>	<b>\$306.29</b>

Your total electricity supply cost for this bill is 6.7¢ per kWh. 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**

Energy delivery 4,560 kWh @ \$4.5886¢/kWh	\$209.24
Demand delivery 9.6 kW @ \$37.6521/kW	\$361.46
System Benefit Charge @ \$0.5399¢/kWh	\$24.62
Billing and payment processing charge	\$0.64
GRT & other tax surcharges	\$14.33
<b>Total electricity delivery charges</b>	<b>\$610.29</b>
Sales tax @ 8.8750%	\$81.35
<b>Total sales tax</b>	<b>\$81.35</b>

**Your electricity total \$997.93****Your gas breakdown** Rate: GS3 Multiple Dwelling Heating**Gas Meter Detail - billing period from Jun 17, 2021 to Jul 19, 2021 (32 days)**

Meter #	New Reading	Reading Type	Date	Prior Reading	Reading Type	Date	Reading Diff	Usage in ccf
3466652	90354	Estimated	Jul 19, 21	90249	Estimated	Jun 17, 21	105	105 ccf
Therm conversion factor								1.033
Total Gas Use								108 therms

**Your Supply Charges**

Supply 108 therms @ \$50.2222¢/therm	\$54.24
Merchant function charge	\$1.94
GRT & other tax surcharges	\$1.35
<b>Total gas supply charges</b>	<b>\$57.53</b>

Your total gas supply cost for this bill is 53.2¢ 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 3.2 therms)	\$24.75
Remaining 104.8 therms @ \$109.7710¢/therm	\$115.04
Monthly rate adjustment @ \$5.8056¢/therm	\$6.27
System Benefit Charge @ \$0.0740¢/therm	-\$0.08
GRT & other tax surcharges	\$7.20
<b>Total gas delivery charges</b>	<b>\$153.18</b>
<b>Your sales tax</b>	
Sales tax @ 4.5000%	\$9.48
<b>Total sales tax</b>	<b>\$9.48</b>
<b>Your gas total</b>	<b>\$220.19</b>

**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](mailto: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](http://conEd.com/MyAccount) or call 1-212-243-1900.
- Online:** Pay at [conEd.com/MyAccount](http://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](http://ConEd.com/MyAccount)



CYRIL MONTOYA DBA SHAOLIN OPERATING LLC

Account Number: 44-7223-0652-0201-1

## Your bill breakdown

\$

## Last billing period

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

Your billing summary as of Jul 20, 2021

Your previous charges and payments

Total charges from your last bill \$75.23

Payments through Jul 16, thank you -\$36.14

Balance from previous bill \$39.09

## Your new charges

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

Gas charges - for 32 days \$41.62

Total from this billing period \$41.62

Total amount due \$80.71

Current balance due

\$80.71

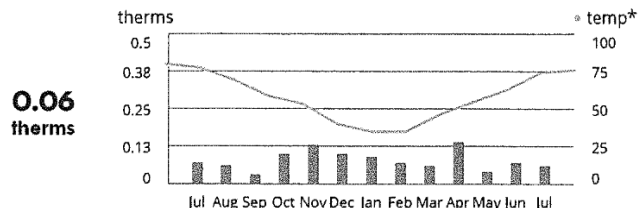
Pay By  
08/13/21

Service delivered to: 534 W 42 ST COOK

Next meter reading date: Tuesday, Aug 17, 2021

## Your average daily gas usage

g



## Messages For You

**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](http://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.

We value good-paying customers like you. That's why we are concerned that **we have not received full payment for your prior bill.**

If your payment is on the way, thank you. If not, would you please arrange to make payment now.

## NOTIFICATIONS

**Join our Direct Payment Plan (DPP).** Just place an 'X' in the Auto Pay 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.

Questions? Contact Us: [conEd.com/ContactUs](http://conEd.com/ContactUs) 1-212-243-3003 or 1-877-262-6633PO Box 1702  
New York, NY 10116-1702

## Your Energy Bill

0010556 01 AB 0.425 01 TR 00032 CEMSNS12 0000010000

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



Account number: 44-7223-0652-0201-1

Pay By  
08/13/21

\$80.71

Amount  
Enclosed☐ Enroll in Auto Pay

Please make checks payable to Con Edison.



conEdison

PO BOX 1702  
NEW YORK, NY 10116-1702

+

M79

0020 447223065202011 40000004162 30000008071

NEW YORK 10001-1904



S 010556 CEMSNS12 015266 0000010000

**Your gas breakdown** Rate: GS2 Rate I Non-residential**Gas Meter Detail - billing period from Jun 17, 2021 to Jul 19, 2021 (32 days)**

Meter #	New Reading	Reading Type	Date	Prior Reading	Reading Type	Date	Reading Diff	Usage in ccf
3802607	276	Estimated	Jul 19, 21	274	Estimated	Jun 17, 21	2	2 ccf
<b>Therm conversion factor</b>								1.033
<b>Total Gas Use</b>								2 therms

**Your Supply Charges**

Supply 2 therms @39.0000¢/therm	\$0.78
Merchant function charge	\$0.01
GRT & other tax surcharges	\$0.02
<b>Total gas supply charges</b>	<b>\$0.81</b>

Your total gas supply cost for this bill is 40.5¢ 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 2.0 therms)	\$36.37
Monthly rate adjustment @8.0000¢/therm	\$0.16
System Benefit Charge @0.0000¢/therm	\$0.00
GRT & other tax surcharges	\$0.89
<b>Total gas delivery charges</b>	<b>\$37.42</b>

**Your sales tax**

Sales tax @8.8750%	\$3.39
<b>Total sales tax</b>	<b>\$3.39</b>

**Your gas total** **\$41.62**

**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 \$1.28, which may be avoided by switching to an energy services company (ESCO), is also included.

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

**Gas Supply:** Charge for the gas supplied to you by Con Edison.

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

**Merchant Function Charge (Gas):** Charge associated with procuring and storing natural gas, credit and collection related activities and uncollectible accounts.

**Monthly rate adjustment:** Adjustment for miscellaneous costs and credits, and from October through May, for the effect of variation from normal weather.

**Sales tax:** Tax collected on behalf of New York City.

**System Benefit Charge (Gas):** 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).

**Temperature Data\*** Source: Central Park Weather station

Do you depend on electric powered Life Support Equipment, such as a respirators (iron lung), apnea monitors (infant monitor), or hemodialysis equipment (kidney machine)? Please let us know so we can contact you in case of an emergency or power outage. Visit [coned.com/LifeSupportEquipment](http://coned.com/LifeSupportEquipment) or call: 1-877-582-6633.

**How to get in touch with us**

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

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- 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](http://ConEd.com/MyAccount)

**Solid State Elevator Corporation**  
**2628 St Raymond Avenue**  
**Bronx, NY 10461**

Phone: (888) 609-3929

Fax: (718) 409-3921

Customer #	Date	Invoice #
534 W 42ND STREET	7/1/2021	136808

**INVOICE**

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

Acct: 534 West 42nd Street  
Cust: 534 W 42nd Street Condo Association

Description		
Monthly Maintenance Invoice for the month of JULY, 2021		
534 West 42nd Street Device(s):		
Terms - Net 30	Invoice Amount	\$310.00
	Tax	\$27.51
	Invoice Total	\$337.51

Please Detach and send with your payment

Account: 534 West 42nd Street  
Customer: 534 W 42ND STREET  
Invoice #: 136808  
Invoice Total: \$337.51

Solid State Elevator Corporation  
2628 St Raymond Avenue  
Bronx, NY 10461

<b>AMOUNT PAID</b> Maintenance Invoice 7/1/2021	
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534 W 42 ST

Primary Phone: 212-564-4061

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

Bill Date: June 27, 2021



## Get answers fast

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

• Call 1.800.Verizon (1.800.837.4966)

Past due:

This month's charges:

Total due:

**\$508.95**

+

**\$260.16**

=

**\$769.11**Please pay immediately to keep enjoying  
your service.

Due by July 22.

## Take action

- You have an overdue balance so your bill is higher than normal. If you haven't already, please pay the overdue balance, via one of our easy ways to pay.

## What changed?

- A Late Payment Charge of \$7.58 was added.



## This month's charges

Internet & Phone Bundle	\$184.99
Services & Equipment	\$33.50
Fees & Other Charges	\$41.67
<b>Charges Due by July 22</b>	<b>\$260.16</b>
<b>Past Due Pay Immediately</b>	<b>\$508.95</b>
<b>Total Due</b>	<b>\$769.11</b>



## Offers &amp; benefits

## Keep your business safe

Help safeguard your business with Business Internet Secure for Fios. Get internet security & predictive virus protection for your devices, all with easy setup & 24/7 tech support. License packs start at \$20/mo for a 5-pack. Call 888.378.9725. 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

Charges Due by Jul 22, 2021:	\$260.16
Past Due Pay Immediately:	\$508.95
<b>Total Due:</b>	<b>\$769.11 062721</b>

Make check payable to Verizon

\$

00014865 01 AV 0.395 KY062711 0060 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 00000050895 000000769117

**534 W 42 ST**

Primary Phone: 212-564-4061

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

**Bill Date: June 27, 2021****Get answers fast**• Visit [verizon.com/business](https://www.verizon.com/business)

• Call 1.800.Verizon (1.800.837.4966)

## Details of Payments

### Payments

Payment activity since last bill date.

Previous Balance	508.95
No Payment Received	.00
<b>Past Due Pay Immediately</b>	<b>\$508.95</b>

## Details of Charges

### Internet & Phone Bundle

Your monthly price.

Your Solutions for Business bundle includes:

Fios Internet 75M/75M - 2YR

Solutions Bundle Line 2 Yr

<b>Bundle Price</b>	<b>\$184.99</b>	6/28 - 7/27
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### Services & Equipment

Equipment and additional services to personalize your Fios service.

#### Services

5 IP Addresses	20.00	6/28 - 7/27
Security and Cloud 25 GB	8.51	6/21 - 7/20
Verizon Cloud 25 GB \$2.47/Internet		
Security Suite Multi-Device \$6.04		

#### Equipment

Rent: Wireless Router	4.99	6/28 - 7/27
-----------------------	------	-------------

<b>Subtotal</b>	<b>\$33.50</b>
-----------------	----------------

### Fees & Other Charges

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

#### Taxes, Governmental Fees & Surcharges

NY State and Local Sales Tax	8.38
Federal Excise Tax	.36
911 Surcharge	1.00

#### Verizon Surcharges & Fees

NY State and Local Tax Surcharges	4.29
Federal Universal Service Fee	6.74
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
Late Payment Charge	7.58

<b>Subtotal</b>	<b>\$41.67</b>
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<b>Charges</b>	<b>\$260.16</b>
----------------	-----------------

<b>Total Due</b>	<b>\$769.11</b>
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