

Palladium on Central

123 Central Ave · Phoenix, AZ 85016

Statement prepared by Smarter Choice

ACCOUNT NO. ACT-HMPA-AX33

STATEMENT DATE 01/22/2025

DUE BY 02/01/2025

BILLED TO	SERVICE ADDRESS
Charles Baker	123 Central Ave
Unit 1003	Phoenix, AZ 85016

Charges this period	Method / Usage	Amount
UTILITY CHARGES · DETAILS ON REVERSE		12/01/2024 – 01/01/2025
Water	2,791 gallons at \$0.0114227 per gallon	\$31.88
Sewer		
Square Footage	760 sq ft × 31 days at \$0.0001952 per day	\$4.60
Occupants	2 occupants × 31 days at \$0.108065 per day	\$6.70
Trash	2 occupants × 31 days at \$0.2083791 per day	\$12.92
Pest Control	Flat fee	\$3.00
Common Area Electric	Equal share	\$21.67
Common Area Gas	Equal share	\$9.59
Admin Fee	Flat fee	\$5.75
Utility subtotal		\$96.11

TOTAL DUE	\$96.11
By 02/01/2025	

HOW TO PAY	QUESTIONS ABOUT THIS BILL
Pay at the leasing office along with your rent.	support@smarterchoice.com

How your utility charges are calculated

Water · Metered usage

We take the property's overall expense and divide it by the combined usage of all occupied units to determine an average cost per gallon. That rate is then applied to your individual usage to calculate your charge. Because both overall expenses and your individual usage can fluctuate from month to month, your monthly charges are likely to vary as well, sometimes significantly.

Sewer · Allocated · SqFt + Occupants

We take 50% of the property's overall expense and divide it by the combined square footage of all occupied units to determine an average cost per square foot. That rate is then multiplied by each unit's square footage to calculate that unit's charge. As a result, charges will vary from unit to unit, with larger units paying more than smaller units.

We take 50% of the property's overall expense and divide it by the average number of occupants residing in all occupied units to determine an average cost per occupant. That rate is then multiplied by the number of occupants in each unit to calculate that unit's charge. As a result, charges will vary from unit to unit, with those units having a higher number of occupants paying more than those units with fewer occupants.

Trash · Allocated · Occupants

We take the property's overall expense and divide it by the average number of occupants residing in all occupied units to determine an average cost per occupant. That rate is then multiplied by the number of occupants in each unit to calculate that unit's charge. As a result, charges will vary from unit to unit, with those units having a higher number of occupants paying more than those units with fewer occupants.

Pest Control · Flat fee

This charge is based on the flat fee that was mutually agreed upon in your lease.

Common Area Electric · Equal share

We take the property's overall expense and divide it by the average number of occupied units during the billing cycle to determine an average cost per unit. That cost is then charged to each occupied unit as a flat charge, meaning all occupied units, except for prorated move-ins, are billed the same amount. However, that amount may change from month to month based on fluctuating expenses and occupancy.

Common Area Gas · Equal share

We take the property's overall expense and divide it by the average number of occupied units during the billing cycle to determine an average cost per unit. That cost is then charged to each occupied unit as a flat charge, meaning all occupied units, except for prorated move-ins, are billed the same amount. However, that amount may change from month to month based on fluctuating expenses and occupancy.

Admin Fee · Flat fee

Utility providers bill the property at a property wide level. This Admin Fee helps cover the cost of reallocating those provider costs back to the individual apartments and providing billing and customer support to residents. This monthly fee is not a utility charge and does not change based on your usage.

IMPORTANT NOTICE

Please be advised the rental charges on your bill are provided to you as a courtesy and may not include all charges and fees. If there is a discrepancy between this billing statement and the onsite management system, the onsite management system shall rule.