

Palladium on Central

123 Central Ave · Phoenix, AZ 85016

Statement prepared by Smarter Choice

ACCOUNT NO. ACT-GPDG-3A5N

STATEMENT DATE 08/22/2026

DUE BY 09/01/2026

BILLED TO	SERVICE ADDRESS
Kristy Johnson	123 Central Ave
Unit 2002	Phoenix, AZ 85016

Charges this period	Method / Usage	Amount
LEASE CHARGES		08/01/2026 – 08/31/2026
Rent	Monthly · per lease	\$2,788.24
Technology Package	Monthly · per lease	\$75.00
Parking Fee	Monthly · per lease	\$45.00
Liability Protection	Monthly · per lease	\$14.00
Lease subtotal		\$2,922.24
UTILITY CHARGES · DETAILS ON REVERSE		07/06/2026 – 08/01/2026
Water	End read 194,956 – Start read 194,340 = 616 gallons at \$0.0133393 per gallon	\$8.22
Sewer		
Square Footage	677 sq ft × 26 days at \$0.0002281 per day	\$4.02
Occupants	1 occupants × 26 days at \$0.1319897 per day	\$3.43
Trash	1 occupants × 26 days at \$0.2547708 per day	\$6.62
Valet Living	Flat fee	\$20.97
Pest Control	Flat fee	\$2.52
Common Area Electric	Equal share	\$25.79
Common Area Gas	Equal share	\$0.74
Vacant Cost Recovery	APS billed the property \$16.61 for service from 07/20/2026 to 07/24/2026. Because your lease began on 07/06/2026, you are responsible for 4 of the 4 days in that billing period. This charge represents your share of the provider's billed amount. View bill →	\$16.61
VCR Fee	Administrative Fee	\$50.00
New Account Fee	Flat fee	\$10.00
Admin Fee	Flat fee	\$5.75
Utility subtotal		\$154.67

TOTAL DUE	\$3,076.91
By 09/01/2026	

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.

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.

Valet Living · Flat fee

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

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.

Vacant Cost Recovery · Vacant cost recovery

A Vacant Cost Recovery (VCR) charge applies when utility service is not placed in your name before your lease start date and the utility provider continues billing the property for service to your unit after your lease begins. In accordance with your lease, those provider charges are passed through to you for the period you occupied the unit.

VCR Fee · Administrative fee

When electricity charges for a unit are billed to the property after a resident's lease start date, additional administrative work is required to review the billing period, determine the charges attributable to the resident, and process those charges for billing. This fee helps offset the cost of that work.

New Account Fee · Flat fee

This one-time fee helps cover the cost of establishing your utility billing profile, confirming lease and unit details, and activating billing services. This fee is charged once at move-in and is not related to utility usage.

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.
