

Palladium on Central

123 Central Ave · Phoenix, AZ 85016

Statement prepared by Smarter Choice

ACCOUNT NO. ACT-DJ3Q-CPF3  
STATEMENT DATE 08/22/2026  
DUE BY 09/01/2026

|                                     |                                                         |
|-------------------------------------|---------------------------------------------------------|
| BILLED TO<br>Eric Ruiz<br>Unit 3031 | SERVICE ADDRESS<br>123 Central Ave<br>Phoenix, AZ 85016 |
|-------------------------------------|---------------------------------------------------------|

| Charges this period                  | Method / Usage                                                                  | Amount                  |
|--------------------------------------|---------------------------------------------------------------------------------|-------------------------|
| LEASE CHARGES                        |                                                                                 | 08/01/2026 – 08/31/2026 |
| Rent                                 | Monthly · per lease                                                             | \$2,635.36              |
| Technology Package                   | Monthly · per lease                                                             | \$75.00                 |
| Parking Fee                          | Monthly · per lease                                                             | \$45.00                 |
| Liability Protection                 | Monthly · per lease                                                             | \$14.00                 |
| Lease subtotal                       |                                                                                 | \$2,769.36              |
| UTILITY CHARGES · DETAILS ON REVERSE |                                                                                 | 07/01/2026 – 08/01/2026 |
| Water                                | End read 234,500 – Start read 230,458 = 4,042 gallons at \$0.0133393 per gallon | \$53.92                 |
| Sewer                                |                                                                                 |                         |
| Square Footage                       | 827 sq ft × 31 days at \$0.0002281 per day                                      | \$5.85                  |
| Occupants                            | 1 occupants × 31 days at \$0.1319897 per day                                    | \$4.09                  |
| Trash                                | 1 occupants × 31 days at \$0.2547708 per day                                    | \$7.90                  |
| Valet Living                         | Flat fee                                                                        | \$25.00                 |
| Pest Control                         | Flat fee                                                                        | \$3.00                  |
| Common Area Electric                 | Equal share                                                                     | \$30.74                 |
| Common Area Gas                      | Equal share                                                                     | \$0.88                  |
| Admin Fee                            | Flat fee                                                                        | \$5.75                  |
| Utility subtotal                     |                                                                                 | \$137.13                |

|                            |            |
|----------------------------|------------|
| TOTAL DUE<br>By 09/01/2026 | \$2,906.49 |
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| IMPORTANT NOTICE<br><i>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.</i> |
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| HOW TO PAY<br>Pay at the leasing office along with your rent. | QUESTIONS ABOUT THIS BILL<br>support@smarterchoice.com |
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## How your utility charges are calculated

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### 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.

### 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.