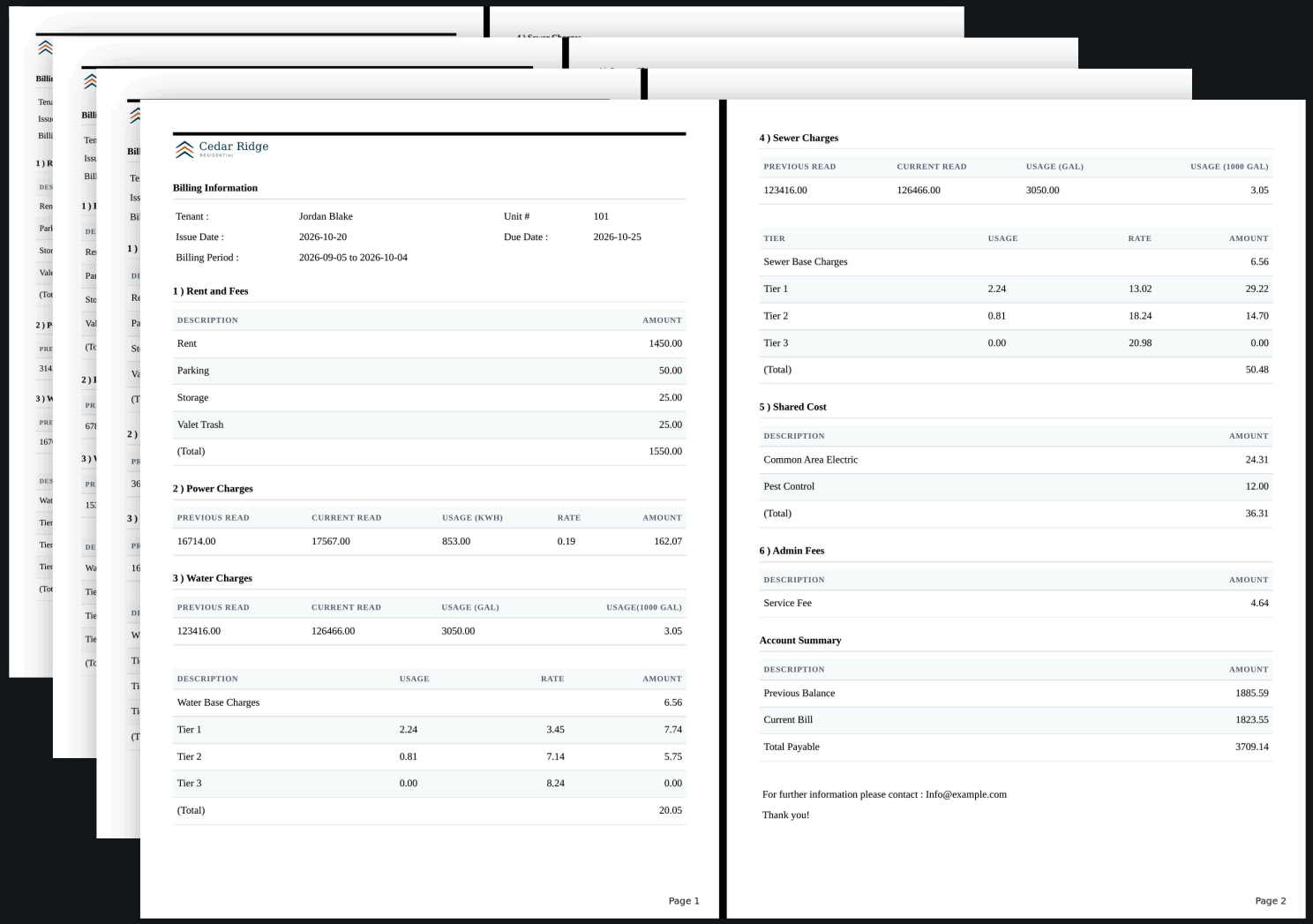
BillSpree

PRODUCT STORY

A billing solution for complex recurring charges.

Rates, allocations, bill runs, and portals, without a spreadsheet in the middle.

What BillSpree is and how it works, with product screens.



Cedar Ridge
RESIDENTIAL

Billing Information

Tenant :	Jordan Blake	Unit #	101
Issue Date :	2026-10-20	Due Date :	2026-10-25
Billing Period :	2026-09-05 to 2026-10-04		

1) Rent and Fees

DESCRIPTION	AMOUNT
Rent	1450.00
Parking	50.00
Storage	25.00
Valet Trash	25.00
(Total)	1550.00

2) Power Charges

PREVIOUS READ	CURRENT READ	USAGE (KWH)	RATE	AMOUNT
16714.00	17567.00	853.00	0.19	162.07

3) Water Charges

PREVIOUS READ	CURRENT READ	USAGE (GAL)	USAGE(1000 GAL)
123416.00	126466.00	3050.00	3.05

DESCRIPTION	USAGE	RATE	AMOUNT
Water Base Charges			6.56
Tier 1	2.24	3.45	7.74
Tier 2	0.81	7.14	5.75
Tier 3	0.00	8.24	0.00
(Total)			20.05

Page 1

4) Sewer Charges

PREVIOUS READ	CURRENT READ	USAGE (GAL)	USAGE (1000 GAL)
123416.00	126466.00	3050.00	3.05

TIER	USAGE	RATE	AMOUNT
Sewer Base Charges			6.56
Tier 1	2.24	13.02	29.22
Tier 2	0.81	18.24	14.70
Tier 3	0.00	20.98	0.00
(Total)			50.48

5) Shared Cost

DESCRIPTION	AMOUNT
Common Area Electric	24.31
Pest Control	12.00
(Total)	36.31

6) Admin Fees

DESCRIPTION	AMOUNT
Service Fee	4.64

Account Summary

DESCRIPTION	AMOUNT
Previous Balance	1885.59
Current Bill	1823.55
Total Payable	3709.14

For further information please contact : Info@example.com

Thank you!

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Recurring billing gets hard when every unit is different

Flat rent is easy. Shared utilities, meters, move-ins, and jurisdiction rules are not. That is where most tools stop and spreadsheets start.

Variable charges

Metered usage, RUBS and CAM allocations, fixed fees, and one-off adjustments on the same statement.

Many properties

Each building can carry its own rates, methods, and tax treatment. One workbook does not scale.

Three audiences

The billing team, the property owner, and the tenant all need the same bill explained differently.

Exceptions every cycle

Missing reads, vacancies, and odd variance show up after statements go out if nothing holds the draft.

Weak recovery

Eligible cost left on the owner, and disputes you cannot defend from a cell formula.

Ops drag

Owner reports and tenant “why did it go up” questions land in email and phone calls.

Who BillSpree is for

Built for the companies that turn meter reads and shared costs into tenant bills.

WHO

Third-party billers

Companies that bill tenants on behalf of property owners, across many properties, each with its own rates and rules.

WHO

Owners who bill their own tenants

Property owners and managers who recover utilities and shared costs in house, and have outgrown the spreadsheet.

WHO

Submetering companies moving into billing

Meter installers and readers who want to deliver the bill as well as the read.

The same engine runs other recurring services with variable pricing, such as waste collection, propane delivery and equipment rental.

What BillSpree is

A configurable billing platform for complex recurring charges, delivered with setup, integration and training.

Rules on the property

Pricing Contexts and Pricing Modules hold rates and methods per building. The cycle computes from those rules.

Subscriptions per occupant

Unit, lease terms, and fixed charges live on the subscription, so each tenant's bill is different for the right reasons.

Review before issue

Draft runs flag missing reads and odd variance. Nothing reaches tenants until the cycle is checked.

Defendable statements

Every figure traces to a rule, subscription, meter, or allocation, so questions have an answer.

Portals for each reader

Operator, owner, and tenant each see the same bill from their own view.

Services attached

Setup, integration, migration, and training are part of how we go live, not an afterthought PDF.

How a bill is born

One path from configuration to cash. The spreadsheet is not a stage in this chain.

01

Configure

Pricing Context, modules, taxes, and charge types for the property.

02

Subscribe

Tenants linked to units, leases, and fixed charges.

03

Capture

Meter reads and master-bill costs for the period.

04

Review

Draft bill run. Exceptions held before anything is issued.

05

Issue

Statements out. Payments and questions stay on the same account.

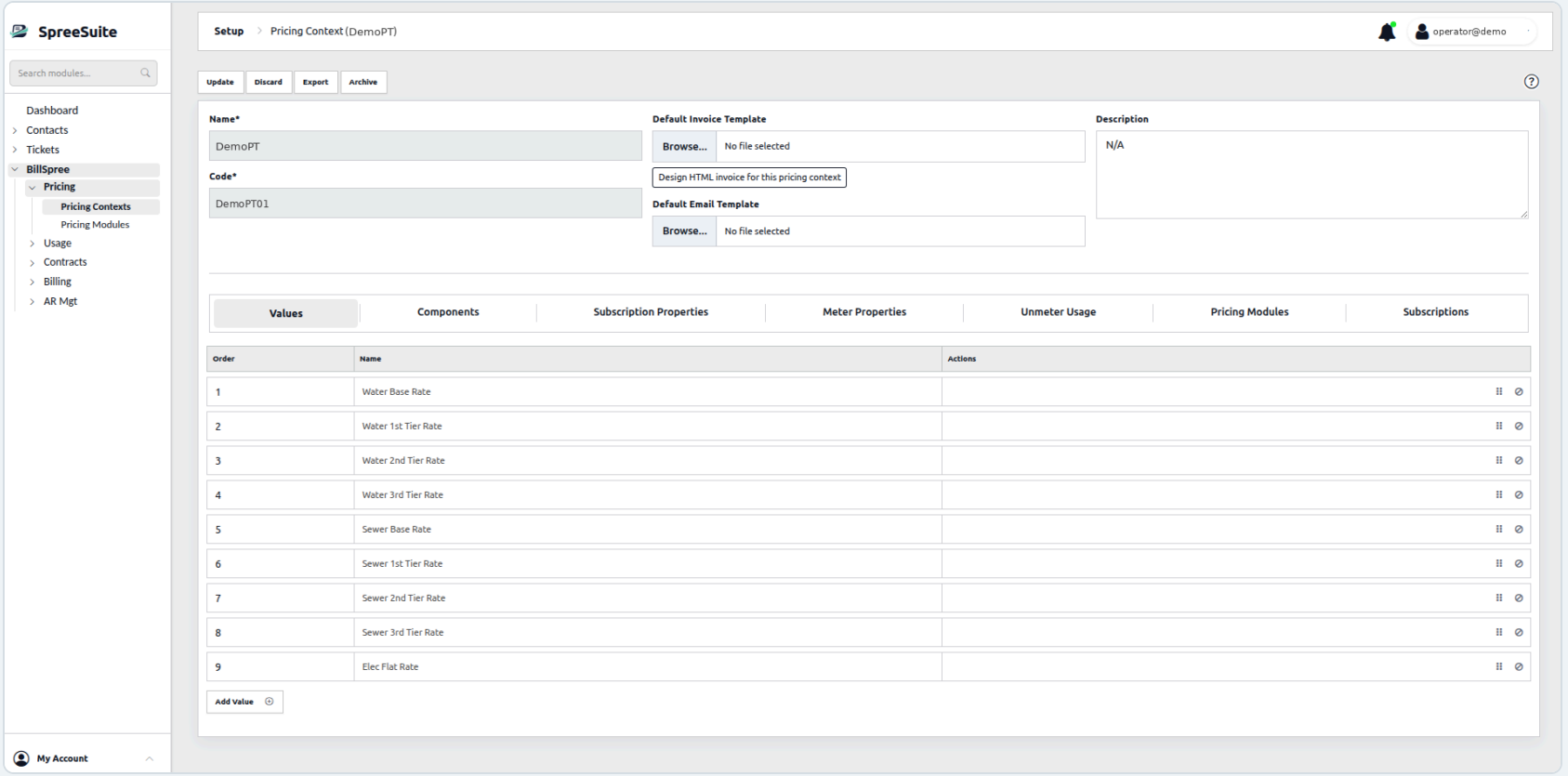
The next slides show each step in the product.

IN THE PRODUCT

Configure the charges

Pricing Modules hold rates, inputs, and methods for the property. The cycle computes from these rules, not a private workbook.

- Fixed, metered, and allocated charges side by side
- Inputs named once (usage, floor area, occupancy)
- Same module set reused across units

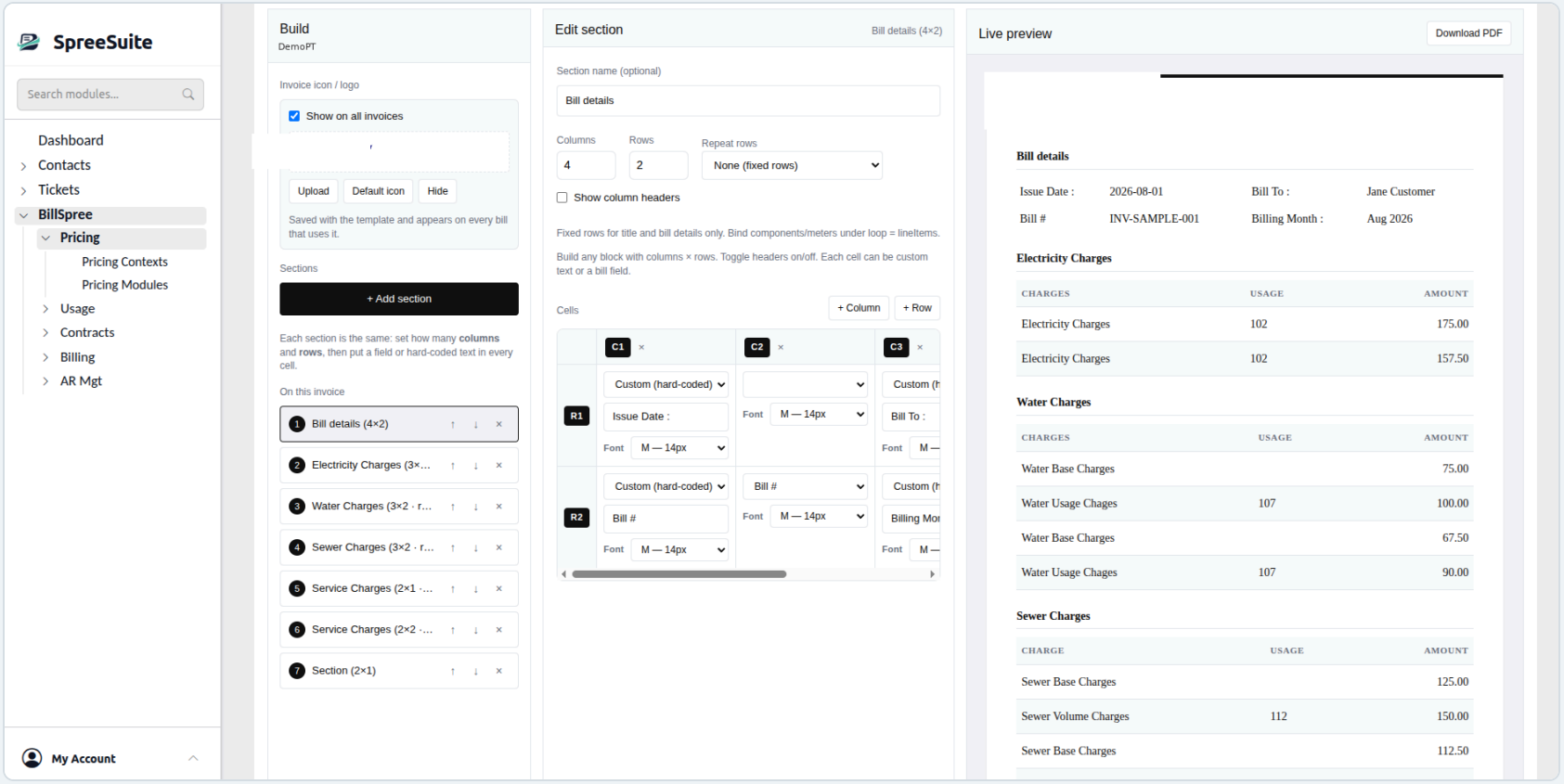


IN THE PRODUCT

Design the statement

The invoice builder lays out what the tenant sees. Sections and labels stay tied to the same charge rules that priced the bill.

- Live preview while you arrange sections
- One template family across a property
- Every figure still traces to a rule or read

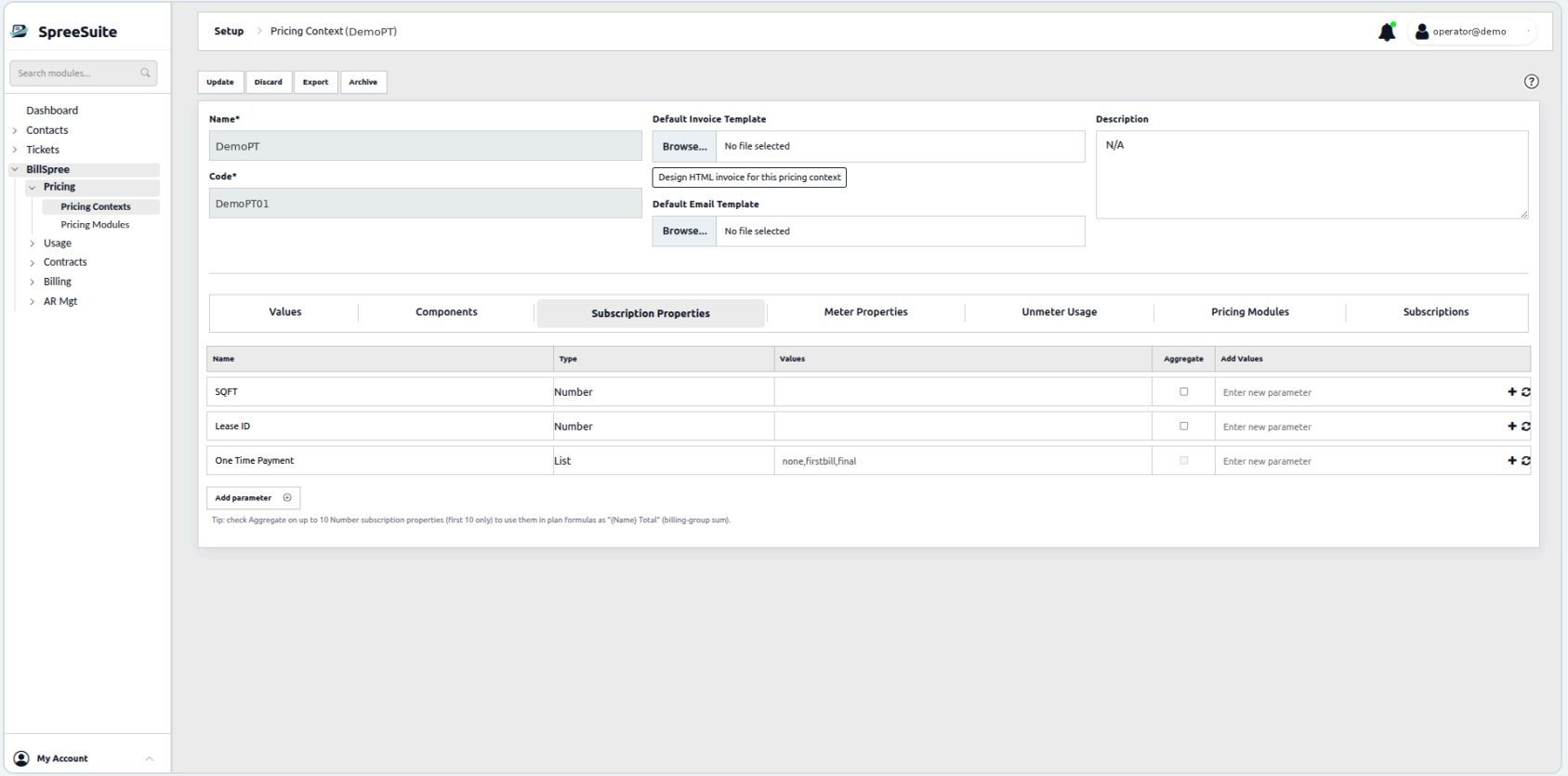


IN THE PRODUCT

Subscriptions carry the tenant detail

Unit, lease window, and allocation inputs (like floor area) live on the subscription. Property rules stay shared; tenant inputs stay local.

- Same Pricing Modules for every unit
- Different totals for the right reasons
- Move-in and move-out sit on the subscription

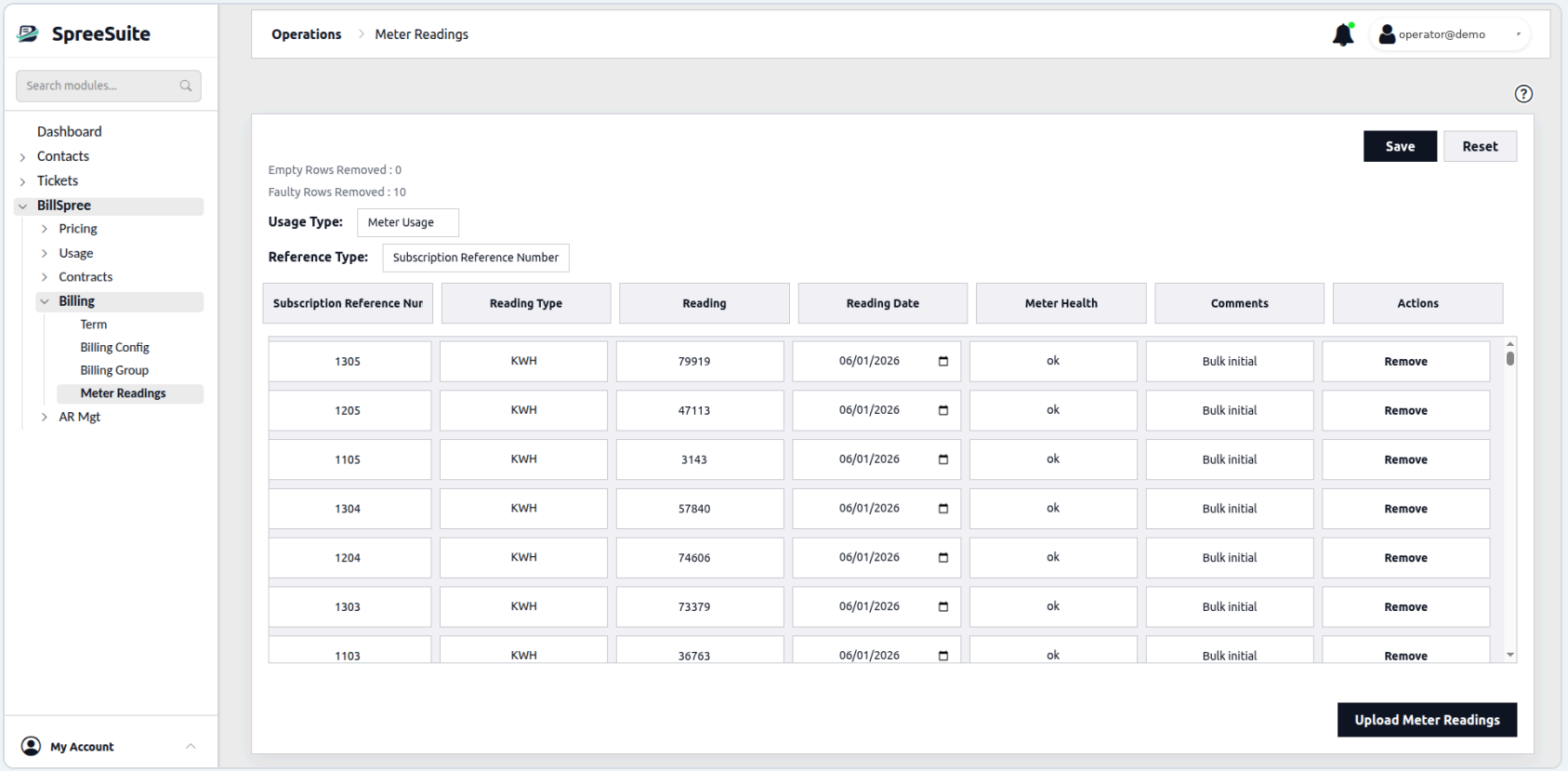


IN THE PRODUCT

Bring meter reads in

Reads arrive by unit or meter map for the period. The bill run uses those values; missing reads are held before issue.

- Upload or connector, keyed to units
- Period reads feed metered modules
- Gaps show up in review, not after send

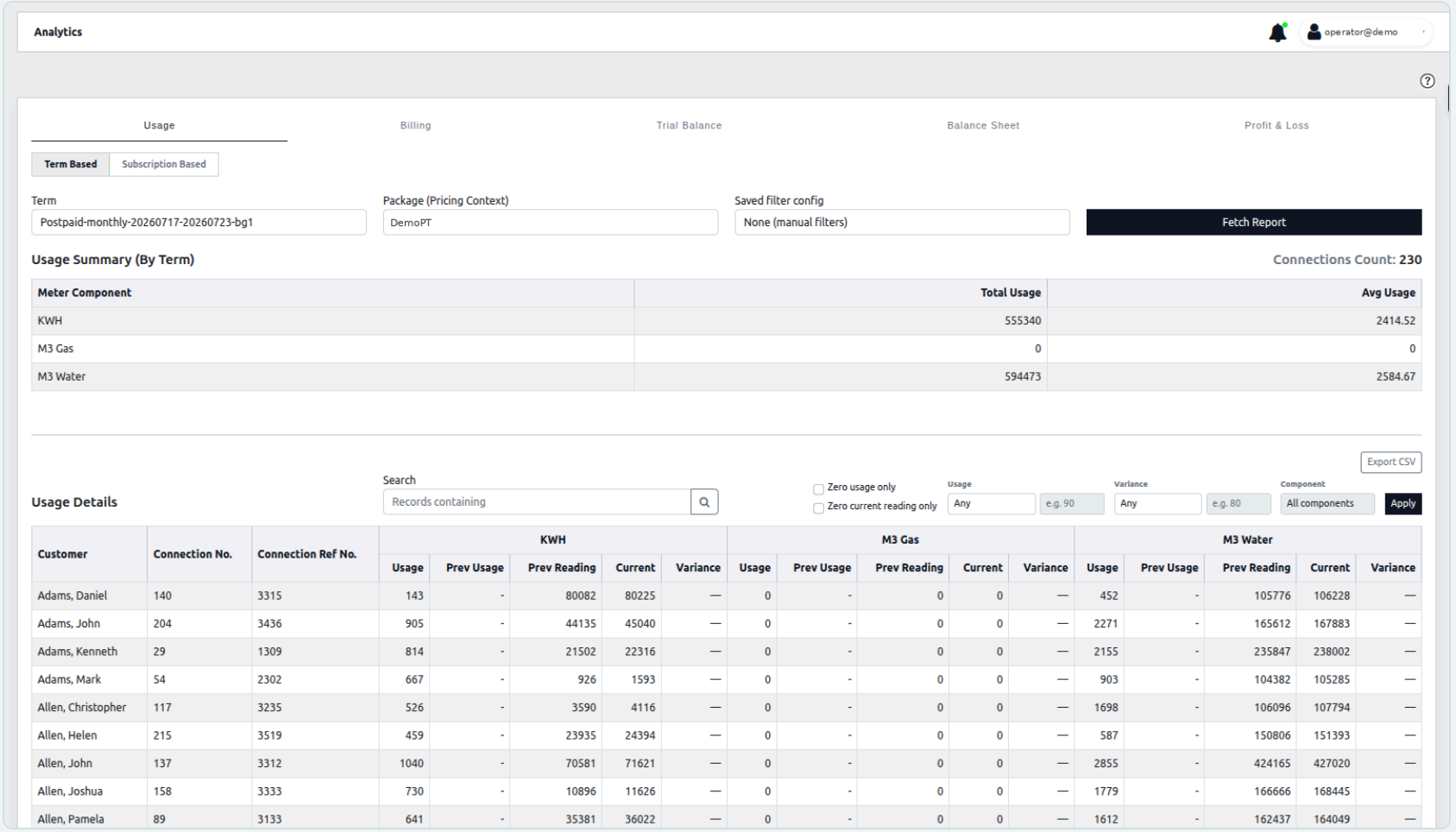


IN THE PRODUCT

Review before you issue

Usage and variance views catch odd periods while the cycle is still a draft. That is where recovery and dispute risk get cut.

- Compare units and periods before send
- Flag outliers for a human check
- Issue only after the book looks right



A sample bill

Illustration from a worked multifamily example. Commercial bills use the same sections and rules.

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Three portals. One bill.

Most setups serve the operator and leave owners and tenants to email. BillSpree gives each reader their own door into the same bill.

PORTAL

Operator portal

Run clients and cycles from one place. Batch runs, exceptions, and AR without a spreadsheet in the middle.

PORTAL

Owner portal

See what was billed per unit and what came back. Portfolio and recovery without calling the billing desk.

PORTAL

Tenant portal

Understand the number, see usage and what is due, or ask why it changed, directly on the bill.

How you engage

Platform plus people. We set it up with you, then your team runs the cycle.

01

Billing setup

Tariffs, allocations, taxes, and periods written as rules and tested before anyone is billed.

02

Integration

Connect the systems you keep. Usage in, bills out, without a monthly manual stitch.

03

Migration

Charges mapped, balances reconciled, parallel cycle before cutover.

04

Training

Your team trained on your configuration, not a demo account.

Pricing is set after we see your portfolio.

BillSpree

See it on a real property

If the fit looks right, we walk one building or one billing book with you. Bring one cycle’s inputs and we run it with you.

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