



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054008526943
 Invoice Date: 04/06/2026

Account Summary

Previous Balance	Credits/Payments	Balance Forward	Current Charges	Amount Due	Due Date
\$241,195.33	\$79,224.59 CR	\$161,970.74	\$45,254.84	\$207,225.58	05/06/2026

See remaining pages for invoice details.

Customer Communications

For information about load shedding procedures from your Transmission & Distribution Utility in case of a power emergency, visit txu.com/loadshedding.



Milder temps help give your heater and A/C a break. You can find more ways to help your business save energy with tips and tools at txu.com/businessstips

Scan for tips

How to Contact Us

Customer Service: 972-791-2887 or
 1-800-316-2135 (8AM - 5PM M-F)

Power Outage Notification:
 Oncor Electric Delivery - 1-888-313-4747

REP Certificate: #10004

Please return this portion with your payment in the enclosed envelope. Make checks payable to TXU Energy. Do not include correspondence with your payment.

The TXU Energy AidSM program helps families in critical situations with bill payment assistance.
 For Donations Only

One-time gift to TXU Energy AidSM program \$ _____
 Recurring monthly donation to TXU Energy AidSM program \$ _____

Account Number:
 100072883479

Amount Due	Due Date
\$207,225.58	05/06/2026

To ensure proper payment posting, please provide this number (100072883479) on all payments and send to the address directly below.

THE MUSE 3035 LLC
 GAYLORD DR, 8901
 HOUSTON TX 77024



TXU ENERGY
 PO BOX 650638
 DALLAS, TX 75265-0638

21100072883479002072255800161970748

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

Important Information

Your satisfaction is our top priority. Do you have feedback? Email us at txuexec@txu.com or write us at TXU Energy Executive Feedback, PO Box 650764, Dallas, TX 75265-0764. The amount billed may include price changes allowed by law or regulatory actions. See an unauthorized charge on your bill? Call us toll-free at 1-800-316-2135 (8AM - 5PM M-F), and we'll work to resolve any issues. If you're not satisfied with the resolution, you may file a complaint with the Public Utility Commission of Texas PO Box 13326, Austin, TX 78711-3326; (512) 936-7120 or toll-free in Texas (888) 782-8477. Hearing and speech-impaired individuals with text telephones (TTY) may contact the Public Utility Commission of Texas at (800) 735-2988.

Account Summary Detail

Previous Balance		\$	241,195.33
Credits/Payments			
Payment	03/17/2026	\$	79,224.59 CR
Subtotal		\$	79,224.59 CR
Balance Forward		\$	161,970.74
Debits/Charges			
Late Payment Penalty		\$	742.25
Late Payment Penalty		\$	236.88
Subtotal		\$	979.13



Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

Account Summary

ESI ID Facility ID	Service Address	Start Service End Service	kWh Actual kW/kVA	Commercial TDU Charges	Commercial Taxes TDU Taxes	Total Charges	Flag
10443720009301313	3035 W PENTAGON PKWY UNIT 1 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	37,200 112	\$1,534.23 \$1,784.87	\$15.34 \$17.85	\$3,352.29	
10443720009301530	3035 W PENTAGON PKWY UNIT 10 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	54,400 156	\$2,243.61 \$2,278.36	\$22.44 \$22.78	\$4,567.19	
10443720009301561	3035 W PENTAGON PKWY UNIT 11 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	44,422 116	\$1,832.10 \$1,934.61	\$18.32 \$19.35	\$3,804.38	
10443720009301592	3035 W PENTAGON PKWY UNIT 12 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	43,600 116	\$1,798.19 \$2,015.97	\$17.98 \$20.16	\$3,852.30	
10443720009301716	3035 W PENTAGON PKWY UNIT 13 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	34,000 112	\$1,402.26 \$1,472.80	\$14.02 \$14.73	\$2,903.81	
10443720009301747	3035 W PENTAGON PKWY UNIT 14 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	40,400 116	\$1,666.21 \$1,953.38	\$16.66 \$19.53	\$3,655.78	
10443720009301778	3035 W PENTAGON PKWY UNIT 15 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	36,800 131	\$1,517.74 \$1,753.92	\$15.18 \$17.54	\$3,304.38	
10443720009301344	3035 W PENTAGON PKWY UNIT 2 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	38,000 124	\$1,567.25 \$1,961.33	\$15.67 \$19.61	\$3,563.86	
10443720009301375	3035 W PENTAGON PKWY UNIT 3 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	50,800 156	\$2,095.13 \$2,082.71	\$20.95 \$20.83	\$4,219.62	
10443720009301406	3035 W PENTAGON PKWY UNIT 4 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	20,480 62	\$844.65 \$887.57	\$8.45 \$8.88	\$1,749.55	
10443720009303731	3035 W PENTAGON PKWY UNIT 5 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	26,800 96	\$1,105.32 \$1,303.09	\$11.05 \$13.03	\$2,432.49	
10443720009301468	3035 W PENTAGON PKWY UNIT 6 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	20,000 76	\$824.87 \$1,050.93	\$8.25 \$10.51	\$1,894.56	
10443720009301654	3035 W PENTAGON PKWY UNIT 7 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	20,160 74	\$831.47 \$1,033.47	\$8.31 \$10.33	\$1,883.58	
10443720009301499	3035 W PENTAGON PKWY UNIT 8A DALLAS, TX 75233-2103	02/26/2026 03/29/2026	9,600 40	\$395.92 \$575.87	\$3.96 \$5.76	\$981.51	
10443720009301685	3035 W PENTAGON PKWY UNIT 9 DALLAS, TX 75233-2103	02/26/2026 03/29/2026	12,237 38	\$504.70 \$551.00	\$5.05 \$5.51	\$1,066.26	
10443720000152748	3035 W PENTAGON PKWY UNIT 9A DALLAS, TX 75233-2103	02/26/2026 03/29/2026	12,035 37	\$496.37 \$537.45	\$4.96 \$5.37	\$1,044.15	

\$44,275.71

Flag Key

F - Final Bill

A - Adjusted Period

E - Estimated

Debits

\$979.13

Current Charges

\$45,254.84

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 1 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301313

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574343LG	32	Actual	02/26/2026	24237	03/29/2026	24330	400.00	37200	112	182
TOTAL								37200	112	182

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	37200 kWh @	\$ 0.03818	\$1,420.30
Hub to Load Zone Pass-Through			\$35.63
Other Charges			\$3.34
Market Securitization (Debt) Financing			\$24.01
Other ERCOT Incremental AS Charges			\$17.85
PUC Assessment			\$2.51
Gross Receipts Reimb			\$30.59
Sales Tax			\$15.34

Total Commercial Charges	\$1,549.57
---------------------------------	-------------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Power Factor			99.90 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	182 kW @	\$ 5.12104	\$932.03
Transmission Cost Recov Factor	112 kW @	\$ 5.114972	\$572.88
Distribution Cost Recovery	182 kW @	\$ 1.036859	\$188.71
Energy Efficiency	37,200 kWh @	\$ 0.000546	\$20.31
PUC Assessment			\$2.92
Gross Receipts Reimb			\$35.59
Sales Tax			\$17.85

Total Distribution Charges	\$1,802.72
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,352.29
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054008526943
 Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 10 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301530

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574340LG	32	Actual	02/26/2026	31064	03/29/2026	31200	400.00	54400	156	224
TOTAL								54400	156	224

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	54400 kWh @	\$ 0.03818	\$2,076.99
Hub to Load Zone Pass-Through			\$52.10
Other Charges			\$4.89
Market Securitization (Debt) Financing			\$35.11
Other ERCOT Incremental AS Charges			\$26.12
PUC Assessment			\$3.67
Gross Receipts Reimb			\$44.73
Sales Tax			\$22.44

Total Commercial Charges	\$2,266.05
---------------------------------	-------------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Power Factor			99.90 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	224 kW @	\$ 5.12104	\$1,147.11
Transmission Cost Recov Factor	154 kW @	\$ 5.114972	\$787.71
Distribution Cost Recovery	224 kW @	\$ 1.036859	\$232.26
Energy Efficiency	54,400 kWh @	\$ 0.000546	\$29.70
PUC Assessment			\$3.73
Gross Receipts Reimb			\$45.42
Sales Tax			\$22.78

Total Distribution Charges	\$2,301.14
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$4,567.19
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 11 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301561

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
165178958LG	32	Actual	02/26/2026	6669	03/29/2026	6780	400.00	44422	116	201
TOTAL								44422	116	201

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	44422 kWh @	\$ 0.03818	\$1,696.03
Hub to Load Zone Pass-Through			\$42.55
Other Charges			\$3.99
Market Securitization (Debt) Financing			\$28.67
Other ERCOT Incremental AS Charges			\$21.33
PUC Assessment			\$3.00
Gross Receipts Reimb			\$36.53
Sales Tax			\$18.32

Total Commercial Charges	\$1,850.42
---------------------------------	-------------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Power Factor			99.30 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	201 kW @	\$ 5.12104	\$1,029.33
Transmission Cost Recov Factor	117 kW @	\$ 5.114972	\$598.45
Distribution Cost Recovery	201 kW @	\$ 1.036859	\$208.41
Energy Efficiency	44,422 kWh @	\$ 0.000546	\$24.25
PUC Assessment			\$3.17
Gross Receipts Reimb			\$38.57
Sales Tax			\$19.35

Total Distribution Charges	\$1,953.96
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,804.38
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 12 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301592

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
158710173LG	32	Actual	02/26/2026	9761	03/29/2026	9870	400.00	43600	116	214
TOTAL								43600	116	214

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	43600 kWh @	\$ 0.03818	\$1,664.65
Hub to Load Zone Pass-Through			\$41.76
Other Charges			\$3.92
Market Securitization (Debt) Financing			\$28.14
Other ERCOT Incremental AS Charges			\$20.93
PUC Assessment			\$2.94
Gross Receipts Reimb			\$35.85
Sales Tax			\$17.98

Total Commercial Charges	\$1,816.17
---------------------------------	-------------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Power Factor			99.60 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	214 kW @	\$ 5.12104	\$1,095.90
Transmission Cost Recov Factor	117 kW @	\$ 5.114972	\$598.45
Distribution Cost Recovery	214 kW @	\$ 1.036859	\$221.89
Energy Efficiency	43,600 kWh @	\$ 0.000546	\$23.81
PUC Assessment			\$3.30
Gross Receipts Reimb			\$40.19
Sales Tax			\$20.16

Total Distribution Charges	\$2,036.13
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,852.30
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 13 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301716

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112572617LG	32	Actual	02/26/2026	23282	03/29/2026	23367	400.00	34000	112	111
TOTAL								34000	112	111

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	34000 kWh @	\$ 0.03818	\$1,298.12
Hub to Load Zone Pass-Through			\$32.56
Other Charges			\$3.06
Market Securitization (Debt) Financing			\$21.94
Other ERCOT Incremental AS Charges			\$16.32
PUC Assessment			\$2.30
Gross Receipts Reimb			\$27.96
Sales Tax			\$14.02

Total Commercial Charges	\$1,416.28
---------------------------------	-------------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Power Factor			99.80 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	111 kW @	\$ 5.96933	\$662.60
Transmission Cost Recov Factor	111 kW @	\$ 5.114972	\$567.76
Distribution Cost Recovery	154 kW @	\$ 1.036859	\$159.68
Energy Efficiency	34,000 kWh @	\$ 0.000546	\$18.56
PUC Assessment			\$2.41
Gross Receipts Reimb			\$29.36
Sales Tax			\$14.73

Total Distribution Charges	\$1,487.53
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$2,903.81
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054008526943
 Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 14 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301747

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112572615LG	32	Actual	02/26/2026	29380	03/29/2026	29481	400.00	40400	116	206
TOTAL								40400	116	206

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	40400 kWh @	\$ 0.03818	\$1,542.47
Hub to Load Zone Pass-Through			\$38.69
Other Charges			\$3.63
Market Securitization (Debt) Financing			\$26.07
Other ERCOT Incremental AS Charges			\$19.40
PUC Assessment			\$2.73
Gross Receipts Reimb			\$33.22
Sales Tax			\$16.66

Total Commercial Charges	\$1,682.87
---------------------------------	-------------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Power Factor			99.80 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	206 kW @	\$ 5.12104	\$1,054.93
Transmission Cost Recov Factor	115 kW @	\$ 5.114972	\$588.22
Distribution Cost Recovery	206 kW @	\$ 1.036859	\$213.59
Energy Efficiency	40,400 kWh @	\$ 0.000546	\$22.06
PUC Assessment			\$3.20
Gross Receipts Reimb			\$38.95
Sales Tax			\$19.53

Total Distribution Charges	\$1,972.91
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,655.78
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 15 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301778

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574351LG	32	Actual	02/26/2026	66435	03/29/2026	66665	160.00	36800	131	131
TOTAL								36800	131	131

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	36800 kWh @	\$ 0.03818	\$1,405.02
Hub to Load Zone Pass-Through			\$35.25
Other Charges			\$3.31
Market Securitization (Debt) Financing			\$23.75
Other ERCOT Incremental AS Charges			\$17.67
PUC Assessment			\$2.48
Gross Receipts Reimb			\$30.26
Sales Tax			\$15.18

Total Commercial Charges	\$1,532.92
---------------------------------	-------------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Power Factor			99.90 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	131 kW @	\$ 5.96933	\$781.98
Transmission Cost Recov Factor	131 kW @	\$ 5.114972	\$670.06
Distribution Cost Recovery	204 kW @	\$ 1.036859	\$211.52
Energy Efficiency	36,800 kWh @	\$ 0.000546	\$20.09
PUC Assessment			\$2.87
Gross Receipts Reimb			\$34.97
Sales Tax			\$17.54

Total Distribution Charges	\$1,771.46
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,304.38
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 2 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301344

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574341LG	32	Actual	02/26/2026	24712	03/29/2026	24807	400.00	38000	124	200
TOTAL								38000	124	200

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	38000 kWh @	\$ 0.03818	\$1,450.84
Hub to Load Zone Pass-Through			\$36.40
Other Charges			\$3.41
Market Securitization (Debt) Financing			\$24.53
Other ERCOT Incremental AS Charges			\$18.25
PUC Assessment			\$2.57
Gross Receipts Reimb			\$31.25
Sales Tax			\$15.67

Total Commercial Charges	\$1,582.92
---------------------------------	-------------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Power Factor			99.80 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	200 kW @	\$ 5.12104	\$1,024.21
Transmission Cost Recov Factor	124 kW @	\$ 5.114972	\$634.26
Distribution Cost Recovery	200 kW @	\$ 1.036859	\$207.37
Energy Efficiency	38,000 kWh @	\$ 0.000546	\$20.75
PUC Assessment			\$3.21
Gross Receipts Reimb			\$39.10
Sales Tax			\$19.61

Total Distribution Charges	\$1,980.94
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,563.86
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 3 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301375

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574350LG	32	Actual	02/26/2026	32353	03/29/2026	32480	400.00	50800	156	154
TOTAL								50800	156	154

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	50800 kWh @	\$ 0.03818	\$1,939.54
Hub to Load Zone Pass-Through			\$48.65
Other Charges			\$4.56
Market Securitization (Debt) Financing			\$32.79
Other ERCOT Incremental AS Charges			\$24.39
PUC Assessment			\$3.43
Gross Receipts Reimb			\$41.77

Sales Tax **\$20.95**

Total Commercial Charges \$2,116.08

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Power Factor			100.00 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	154 kW @	\$ 5.96933	\$919.28
Transmission Cost Recov Factor	154 kW @	\$ 5.114972	\$787.71
Distribution Cost Recovery	261 kW @	\$ 1.036859	\$270.62
Energy Efficiency	50,800 kWh @	\$ 0.000546	\$27.74
PUC Assessment			\$3.41
Gross Receipts Reimb			\$41.52

Sales Tax **\$20.83**

Total Distribution Charges \$2,103.54

TOTAL CHARGES FOR ESI ID \$4,219.62



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054008526943
 Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 4 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301406

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574345LG	32	Actual	02/26/2026	30691	03/29/2026	30819	160.00	20480	62	63
TOTAL								20480	62	63

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	20480 kWh @	\$ 0.03818	\$781.93
Hub to Load Zone Pass-Through			\$19.61
Other Charges			\$1.84
Market Securitization (Debt) Financing			\$13.22
Other ERCOT Incremental AS Charges			\$9.83
PUC Assessment			\$1.38
Gross Receipts Reimb			\$16.84
Sales Tax			\$8.45

Total Commercial Charges	\$853.10
---------------------------------	-----------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	63 kW @	\$ 5.96933	\$376.07
Transmission Cost Recov Factor	63 kW @	\$ 5.114972	\$322.24
Distribution Cost Recovery	122 kW @	\$ 1.036859	\$126.50
Energy Efficiency	20,480 kWh @	\$ 0.000546	\$11.18
PUC Assessment		\$1.45	
Gross Receipts Reimb		\$17.70	
Sales Tax		\$8.88	

Total Distribution Charges	\$896.45
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$1,749.55
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 5 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009303731

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574344LG	32	Actual	02/26/2026	19026	03/29/2026	19093	400.00	26800	96	96
TOTAL								26800	96	96

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	26800 kWh @	\$ 0.03818	\$1,023.22
Hub to Load Zone Pass-Through			\$25.67
Other Charges			\$2.41
Market Securitization (Debt) Financing			\$17.30
Other ERCOT Incremental AS Charges			\$12.87
PUC Assessment			\$1.81
Gross Receipts Reimb			\$22.04
Sales Tax			\$11.05

Total Commercial Charges	\$1,116.37
---------------------------------	-------------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Power Factor			99.90 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	96 kW @	\$ 5.96933	\$573.06
Transmission Cost Recov Factor	96 kW @	\$ 5.114972	\$491.04
Distribution Cost Recovery	158 kW @	\$ 1.036859	\$163.82
Energy Efficiency	26,800 kWh @	\$ 0.000546	\$14.63
PUC Assessment			\$2.13
Gross Receipts Reimb			\$25.98
Sales Tax			\$13.03

Total Distribution Charges	\$1,316.12
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$2,432.49
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054008526943
 Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 6 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301468

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574352LG	32	Actual	02/26/2026	13801	03/29/2026	13851	400.00	20000	76	77
TOTAL								20000	76	77

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	20000 kWh @	\$ 0.03818	\$763.60
Hub to Load Zone Pass-Through			\$19.16
Other Charges			\$1.80
Market Securitization (Debt) Financing			\$12.91
Other ERCOT Incremental AS Charges			\$9.60
PUC Assessment			\$1.35
Gross Receipts Reimb			\$16.45
Sales Tax			\$8.25

Total Commercial Charges	\$833.12
---------------------------------	-----------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	77 kW @	\$ 6.141092	\$472.86
Transmission Cost Recov Factor	77 kW @	\$ 5.114972	\$393.85
Distribution Cost Recovery	114 kW @	\$ 1.036859	\$118.20
Energy Efficiency	20,000 kWh @	\$ 0.000546	\$10.92
PUC Assessment			\$1.72
Gross Receipts Reimb			\$20.95
Sales Tax			\$10.51

Total Distribution Charges	\$1,061.44
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$1,894.56
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 7 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301654

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
112574353LG	32	Actual	02/26/2026	37496	03/29/2026	37622	160.00	20160	74	74
TOTAL								20160	74	74

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	20160 kWh @	\$ 0.03818	\$769.71
Hub to Load Zone Pass-Through			\$19.31
Other Charges			\$1.81
Market Securitization (Debt) Financing			\$13.02
Other ERCOT Incremental AS Charges			\$9.68
PUC Assessment			\$1.36
Gross Receipts Reimb			\$16.58
Sales Tax			\$8.31

Total Commercial Charges	\$839.78
---------------------------------	-----------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	74 kW @	\$ 6.141092	\$454.44
Transmission Cost Recov Factor	74 kW @	\$ 5.114972	\$378.51
Distribution Cost Recovery	130 kW @	\$ 1.036859	\$134.79
Energy Efficiency	20,160 kWh @	\$ 0.000546	\$11.01
PUC Assessment			\$1.69
Gross Receipts Reimb			\$20.60
Sales Tax			\$10.33

Total Distribution Charges	\$1,043.80
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$1,883.58
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054008526943
 Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 8A DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301499

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
158710167LG	32	Actual	02/26/2026	2275	03/29/2026	2299	400.00	9600	40	41
TOTAL								9600	40	41

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	9600 kWh @	\$ 0.03818	\$366.53
Hub to Load Zone Pass-Through			\$9.19
Other Charges			\$0.86
Market Securitization (Debt) Financing			\$6.20
Other ERCOT Incremental AS Charges			\$4.60
PUC Assessment			\$0.65
Gross Receipts Reimb			\$7.89
Sales Tax			\$3.96

Total Commercial Charges \$399.88

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	41 kW @	\$ 6.141092	\$251.78
Transmission Cost Recov Factor	41 kW @	\$ 5.114972	\$209.71
Distribution Cost Recovery	62 kW @	\$ 1.036859	\$64.29
Energy Efficiency	9,600 kWh @	\$ 0.000546	\$5.24
PUC Assessment			\$0.94
Gross Receipts Reimb			\$11.48
Sales Tax			\$5.76

Total Distribution Charges \$581.63

TOTAL CHARGES FOR ESI ID \$981.51

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054008526943
Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 9 DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720009301685

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
165179082LG	32	Actual	02/26/2026	8002	03/29/2026	8155	80.00	12237	38	38
TOTAL								12237	38	38

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	12237 kWh @	\$ 0.03818	\$467.21
Hub to Load Zone Pass-Through			\$11.72
Other Charges			\$1.10
Market Securitization (Debt) Financing			\$7.90
Other ERCOT Incremental AS Charges			\$5.88
PUC Assessment			\$0.83
Gross Receipts Reimb			\$10.06
Sales Tax			\$5.05

Total Commercial Charges	\$509.75
---------------------------------	-----------------

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	38 kW @	\$ 5.96933	\$226.83
Transmission Cost Recov Factor	38 kW @	\$ 5.114972	\$194.37
Distribution Cost Recovery	76 kW @	\$ 1.036859	\$78.80
Energy Efficiency	12,237 kWh @	\$ 0.000546	\$6.68
PUC Assessment			\$0.90
Gross Receipts Reimb			\$10.99
Sales Tax			\$5.51

Total Distribution Charges	\$556.51
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$1,066.26
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 054008526943
 Invoice Date: 04/06/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 9A DALLAS, TX 75233-2103
Product: Fixed Price

ESI ID: 10443720000152748

Meter ID	Days	Read Type	Previous Read Date	Previous Meter Read	Current Read Date	Current Meter Read	Multiplier	Usage (kWh)	Actual kW/kVA	Billed kW/kVA
181237187LG	32	Actual	02/26/2026	4953	03/29/2026	5104	80.00	12035	37	37
TOTAL								12035	37	37

Electric Service Commercial

Service Period: 02/26/2026 to 03/29/2026

TXU Energy Fixed Price

Base Usage	12035 kWh @	\$ 0.03818	\$459.50
Hub to Load Zone Pass-Through			\$11.53
Other Charges			\$1.08
Market Securitization (Debt) Financing			\$7.77
Other ERCOT Incremental AS Charges			\$5.78
PUC Assessment			\$0.81
Gross Receipts Reimb			\$9.90
Sales Tax			\$4.96

Total Commercial Charges \$501.33

Electric Service Distribution

Service Period: 02/26/2026 to 03/29/2026

Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	37 kW @	\$ 5.96933	\$220.87
Transmission Cost Recov Factor	37 kW @	\$ 5.114972	\$189.25
Distribution Cost Recovery	74 kW @	\$ 1.036859	\$76.73
Energy Efficiency	12,035 kWh @	\$ 0.000546	\$6.57
PUC Assessment			\$0.88
Gross Receipts Reimb			\$10.72
Sales Tax			\$5.37

Total Distribution Charges \$542.82

TOTAL CHARGES FOR ESI ID \$1,044.15

Current Charges \$45,254.84