



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 055528861523
 Invoice Date: 06/05/2026

Account Summary

Previous Balance	Credits/Payments	Balance Forward	Current Charges	Amount Due	Due Date
\$180,723.20	\$69,747.12 CR	\$110,976.08	\$44,145.57	\$155,121.65	07/06/2026

See remaining pages for invoice details.

Customer Communications



Scan for MyAccount

As temps rise, A/Cs use more energy to keep your business cool and comfortable.
 Raising your thermostat a few degrees on hot days will help you save. MyAccount helps you easily keep track of your usage and how temps affect it.

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
\$155,121.65	07/06/2026

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

2110007288347900155121650000000002

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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		\$	180,723.20
Credits/Payments			
Incoming Credit Card	05/20/2026	\$	69,747.12 CR
Subtotal		\$	69,747.12 CR
Balance Forward		\$	110,976.08
Debits/Charges			
Late Payment Penalty		\$	659.23
Late Payment Penalty		\$	701.08
Subtotal		\$	1,360.31



Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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	04/29/2026 05/28/2026	38,800 96	\$1,563.93 \$1,702.12	\$15.64 \$17.02	\$3,298.71	
10443720009301530	3035 W PENTAGON PKWY UNIT 10 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	52,400 136	\$2,112.11 \$2,177.92	\$21.12 \$21.78	\$4,332.93	
10443720009301561	3035 W PENTAGON PKWY UNIT 11 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	42,494 124	\$1,712.83 \$1,970.13	\$17.13 \$19.70	\$3,719.79	
10443720009301592	3035 W PENTAGON PKWY UNIT 12 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	47,600 124	\$1,918.64 \$2,049.56	\$19.19 \$20.50	\$4,007.89	
10443720009301716	3035 W PENTAGON PKWY UNIT 13 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	36,000 100	\$1,451.08 \$1,360.64	\$14.51 \$13.61	\$2,839.84	
10443720009301747	3035 W PENTAGON PKWY UNIT 14 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	45,200 124	\$1,821.90 \$1,997.87	\$18.22 \$19.98	\$3,857.97	
10443720009301778	3035 W PENTAGON PKWY UNIT 15 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	36,160 107	\$1,457.52 \$1,481.68	\$14.58 \$14.82	\$2,968.60	
10443720009301344	3035 W PENTAGON PKWY UNIT 2 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	35,200 124	\$1,418.83 \$1,954.54	\$14.19 \$19.55	\$3,407.11	
10443720009301375	3035 W PENTAGON PKWY UNIT 3 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	47,200 136	\$1,902.51 \$1,854.13	\$19.03 \$18.54	\$3,794.21	
10443720009301406	3035 W PENTAGON PKWY UNIT 4 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	19,840 61	\$799.69 \$853.23	\$8.00 \$8.53	\$1,669.45	
10443720009303731	3035 W PENTAGON PKWY UNIT 5 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	29,200 72	\$1,176.99 \$1,043.86	\$11.77 \$10.44	\$2,243.06	
10443720009301468	3035 W PENTAGON PKWY UNIT 6 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	24,000 68	\$967.38 \$949.62	\$9.67 \$9.50	\$1,936.17	
10443720009301654	3035 W PENTAGON PKWY UNIT 7 DALLAS, TX 75233-2103	04/29/2026 05/27/2026	19,680 61	\$793.00 \$872.16	\$7.93 \$8.72	\$1,681.81	
10443720009301499	3035 W PENTAGON PKWY UNIT 8A DALLAS, TX 75233-2103	04/29/2026 05/28/2026	10,400 28	\$419.13 \$449.79	\$4.19 \$4.50	\$877.61	
10443720009301685	3035 W PENTAGON PKWY UNIT 9 DALLAS, TX 75233-2103	04/29/2026 05/28/2026	13,121 37	\$528.88 \$540.16	\$5.29 \$5.40	\$1,079.73	
10443720000152748	3035 W PENTAGON PKWY UNIT 9A DALLAS, TX 75233-2103	04/29/2026 05/28/2026	12,946 37	\$521.82 \$537.96	\$5.22 \$5.38	\$1,070.38	

\$42,785.26

Flag Key

F - Final Bill

A - Adjusted Period

E - Estimated

Debits

\$1,360.31

Current Charges

\$44,145.57

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	24419	05/28/2026	24516	400.00	38800	96	182
TOTAL								38800	96	182

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	38800 kWh @	\$ 0.03818	\$1,481.38
Hub to Load Zone Pass-Through			\$16.76
Other Charges			\$8.42
Market Securitization (Debt) Financing			\$18.18
Other ERCOT Incremental AS Charges			\$5.45
PUC Assessment			\$2.56
Gross Receipts Reimb			\$31.18
Sales Tax			\$15.64

Total Commercial Charges	\$1,579.57
---------------------------------	-------------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Power Factor			98.90 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	182 kW @	\$ 5.12104	\$932.03
Transmission Cost Recov Factor	96 kW @	\$ 5.114972	\$491.04
Distribution Cost Recovery	182 kW @	\$ 1.036859	\$188.71
Energy Efficiency	38,800 kWh @	\$ 0.000546	\$21.18
PUC Assessment			\$2.79
Gross Receipts Reimb			\$33.94
Sales Tax			\$17.02

Total Distribution Charges	\$1,719.14
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,298.71
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 055528861523
 Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	31332	05/28/2026	31463	400.00	52400	136	224
TOTAL								52400	136	224

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	52400 kWh @	\$ 0.03818	\$2,000.63
Hub to Load Zone Pass-Through			\$22.64
Other Charges			\$11.37
Market Securitization (Debt) Financing			\$24.54
Other ERCOT Incremental AS Charges			\$7.36
PUC Assessment			\$3.46
Gross Receipts Reimb			\$42.11
Sales Tax			\$21.12

Total Commercial Charges	\$2,133.23
---------------------------------	-------------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Power Factor			99.20 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	224 kW @	\$ 5.12104	\$1,147.11
Transmission Cost Recov Factor	135 kW @	\$ 5.114972	\$690.52
Distribution Cost Recovery	224 kW @	\$ 1.036859	\$232.26
Energy Efficiency	52,400 kWh @	\$ 0.000546	\$28.61
PUC Assessment			\$3.57
Gross Receipts Reimb			\$43.42
Sales Tax			\$21.78

Total Distribution Charges	\$2,199.70
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$4,332.93
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	6886	05/28/2026	6992	400.00	42494	124	201
TOTAL								42494	124	201

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	42494 kWh @	\$ 0.03818	\$1,622.42
Hub to Load Zone Pass-Through			\$18.36
Other Charges			\$9.22
Market Securitization (Debt) Financing			\$19.91
Other ERCOT Incremental AS Charges			\$5.97
PUC Assessment			\$2.80
Gross Receipts Reimb			\$34.15
Sales Tax			\$17.13

Total Commercial Charges	\$1,729.96
---------------------------------	-------------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Power Factor			99.10 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	201 kW @	\$ 5.12104	\$1,029.33
Transmission Cost Recov Factor	124 kW @	\$ 5.114972	\$634.26
Distribution Cost Recovery	201 kW @	\$ 1.036859	\$208.41
Energy Efficiency	42,494 kWh @	\$ 0.000546	\$23.20
PUC Assessment			\$3.22
Gross Receipts Reimb			\$39.28
Sales Tax			\$19.70

Total Distribution Charges	\$1,989.83
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,719.79
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 055528861523
 Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	9983	05/28/2026	10102	400.00	47600	124	214
TOTAL								47600	124	214

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	47600 kWh @	\$ 0.03818	\$1,817.37
Hub to Load Zone Pass-Through			\$20.56
Other Charges			\$10.33
Market Securitization (Debt) Financing			\$22.30
Other ERCOT Incremental AS Charges			\$6.69
PUC Assessment			\$3.14
Gross Receipts Reimb			\$38.25
Sales Tax			\$19.19

Total Commercial Charges	\$1,937.83
---------------------------------	-------------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Power Factor			98.80 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	214 kW @	\$ 5.12104	\$1,095.90
Transmission Cost Recov Factor	123 kW @	\$ 5.114972	\$629.14
Distribution Cost Recovery	214 kW @	\$ 1.036859	\$221.89
Energy Efficiency	47,600 kWh @	\$ 0.000546	\$25.99
PUC Assessment			\$3.35
Gross Receipts Reimb			\$40.86
Sales Tax			\$20.50

Total Distribution Charges	\$2,070.06
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$4,007.89
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	23452	05/28/2026	23542	400.00	36000	100	101
TOTAL								36000	100	101

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	36000 kWh @	\$ 0.03818	\$1,374.48
Hub to Load Zone Pass-Through			\$15.55
Other Charges			\$7.81
Market Securitization (Debt) Financing			\$16.87
Other ERCOT Incremental AS Charges			\$5.06
PUC Assessment			\$2.38
Gross Receipts Reimb			\$28.93
Sales Tax			\$14.51

Total Commercial Charges	\$1,465.59
---------------------------------	-------------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Power Factor			99.30 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	101 kW @	\$ 5.96933	\$602.90
Transmission Cost Recov Factor	101 kW @	\$ 5.114972	\$516.61
Distribution Cost Recovery	154 kW @	\$ 1.036859	\$159.68
Energy Efficiency	36,000 kWh @	\$ 0.000546	\$19.66
PUC Assessment			\$2.23
Gross Receipts Reimb			\$27.13
Sales Tax			\$13.61

Total Distribution Charges	\$1,374.25
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$2,839.84
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 055528861523
 Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	29584	05/28/2026	29697	400.00	45200	124	206
TOTAL								45200	124	206

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	45200 kWh @	\$ 0.03818	\$1,725.74
Hub to Load Zone Pass-Through			\$19.53
Other Charges			\$9.81
Market Securitization (Debt) Financing			\$21.17
Other ERCOT Incremental AS Charges			\$6.35
PUC Assessment			\$2.98
Gross Receipts Reimb			\$36.32
Sales Tax			\$18.22

Total Commercial Charges	\$1,840.12
---------------------------------	-------------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Power Factor			99.40 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	206 kW @	\$ 5.12104	\$1,054.93
Transmission Cost Recov Factor	123 kW @	\$ 5.114972	\$629.14
Distribution Cost Recovery	206 kW @	\$ 1.036859	\$213.59
Energy Efficiency	45,200 kWh @	\$ 0.000546	\$24.68
PUC Assessment			\$3.27
Gross Receipts Reimb			\$39.83
Sales Tax			\$19.98

Total Distribution Charges	\$2,017.85
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,857.97
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	66884	05/28/2026	67110	160.00	36160	107	107
TOTAL								36160	107	107

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	36160 kWh @	\$ 0.03818	\$1,380.59
Hub to Load Zone Pass-Through			\$15.62
Other Charges			\$7.84
Market Securitization (Debt) Financing			\$16.94
Other ERCOT Incremental AS Charges			\$5.08
PUC Assessment			\$2.39
Gross Receipts Reimb			\$29.06
Sales Tax			\$14.58

Total Commercial Charges	\$1,472.10
---------------------------------	-------------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Power Factor			98.80 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	107 kW @	\$ 5.96933	\$638.72
Transmission Cost Recov Factor	107 kW @	\$ 5.114972	\$547.30
Distribution Cost Recovery	204 kW @	\$ 1.036859	\$211.52
Energy Efficiency	36,160 kWh @	\$ 0.000546	\$19.74
PUC Assessment			\$2.43
Gross Receipts Reimb			\$29.54
Sales Tax			\$14.82

Total Distribution Charges	\$1,496.50
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$2,968.60
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 055528861523
 Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	24897	05/28/2026	24985	400.00	35200	124	200
TOTAL								35200	124	200

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	35200 kWh @	\$ 0.03818	\$1,343.94
Hub to Load Zone Pass-Through			\$15.21
Other Charges			\$7.64
Market Securitization (Debt) Financing			\$16.49
Other ERCOT Incremental AS Charges			\$4.94
PUC Assessment			\$2.32
Gross Receipts Reimb			\$28.29
Sales Tax			\$14.19

Total Commercial Charges	\$1,433.02
---------------------------------	-------------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Power Factor			99.60 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	200 kW @	\$ 5.12104	\$1,024.21
Transmission Cost Recov Factor	123 kW @	\$ 5.114972	\$629.14
Distribution Cost Recovery	200 kW @	\$ 1.036859	\$207.37
Energy Efficiency	35,200 kWh @	\$ 0.000546	\$19.22
PUC Assessment			\$3.20
Gross Receipts Reimb			\$38.97
Sales Tax			\$19.55

Total Distribution Charges	\$1,974.09
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,407.11
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	32598	05/28/2026	32716	400.00	47200	136	134
TOTAL								47200	136	134

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	47200 kWh @	\$ 0.03818	\$1,802.10
Hub to Load Zone Pass-Through			\$20.39
Other Charges			\$10.24
Market Securitization (Debt) Financing			\$22.11
Other ERCOT Incremental AS Charges			\$6.63
PUC Assessment			\$3.11
Gross Receipts Reimb			\$37.93
Sales Tax			\$19.03

Total Commercial Charges	\$1,921.54
---------------------------------	-------------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Power Factor			99.80 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	134 kW @	\$ 5.96933	\$799.89
Transmission Cost Recov Factor	134 kW @	\$ 5.114972	\$685.41
Distribution Cost Recovery	261 kW @	\$ 1.036859	\$270.62
Energy Efficiency	47,200 kWh @	\$ 0.000546	\$25.77
PUC Assessment			\$3.04
Gross Receipts Reimb			\$36.97
Sales Tax			\$18.54

Total Distribution Charges	\$1,872.67
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$3,794.21
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 055528861523
 Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	30939	05/28/2026	31063	160.00	19840	61	60
TOTAL								19840	61	60

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	19840 kWh @	\$ 0.03818	\$757.49
Hub to Load Zone Pass-Through			\$8.57
Other Charges			\$4.30
Market Securitization (Debt) Financing			\$9.29
Other ERCOT Incremental AS Charges			\$2.79
PUC Assessment			\$1.31
Gross Receipts Reimb			\$15.94
Sales Tax			\$8.00

Total Commercial Charges \$807.69

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	60 kW @	\$ 5.96933	\$358.16
Transmission Cost Recov Factor	60 kW @	\$ 5.114972	\$306.90
Distribution Cost Recovery	122 kW @	\$ 1.036859	\$126.50
Energy Efficiency	19,840 kWh @	\$ 0.000546	\$10.83
PUC Assessment			\$1.40
Gross Receipts Reimb			\$17.01
Sales Tax			\$8.53

Total Distribution Charges \$861.76

TOTAL CHARGES FOR ESI ID \$1,669.45

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	19159	05/28/2026	19232	400.00	29200	72	73
TOTAL								29200	72	73

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	29200 kWh @	\$ 0.03818	\$1,114.86
Hub to Load Zone Pass-Through			\$12.61
Other Charges			\$6.33
Market Securitization (Debt) Financing			\$13.68
Other ERCOT Incremental AS Charges			\$4.11
PUC Assessment			\$1.93
Gross Receipts Reimb			\$23.47
Sales Tax			\$11.77

Total Commercial Charges	\$1,188.76
---------------------------------	-------------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Power Factor			99.20 %
Base Charge			\$11.13
Meter Charge			\$21.30
Distribution System Charge	73 kW @	\$ 5.96933	\$435.76
Transmission Cost Recov Factor	73 kW @	\$ 5.114972	\$373.39
Distribution Cost Recovery	158 kW @	\$ 1.036859	\$163.82
Energy Efficiency	29,200 kWh @	\$ 0.000546	\$15.94
PUC Assessment			\$1.71
Gross Receipts Reimb			\$20.81
Sales Tax			\$10.44

Total Distribution Charges	\$1,054.30
-----------------------------------	-------------------

TOTAL CHARGES FOR ESI ID	\$2,243.06
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 055528861523
 Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	13904	05/28/2026	13964	400.00	24000	68	68
TOTAL								24000	68	68

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	24000 kWh @	\$ 0.03818	\$916.32
Hub to Load Zone Pass-Through			\$10.37
Other Charges			\$5.21
Market Securitization (Debt) Financing			\$11.24
Other ERCOT Incremental AS Charges			\$3.37
PUC Assessment			\$1.58
Gross Receipts Reimb			\$19.29
Sales Tax			\$9.67

Total Commercial Charges	\$977.05
---------------------------------	-----------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	68 kW @	\$ 6.141092	\$417.59
Transmission Cost Recov Factor	68 kW @	\$ 5.114972	\$347.82
Distribution Cost Recovery	114 kW @	\$ 1.036859	\$118.20
Energy Efficiency	24,000 kWh @	\$ 0.000546	\$13.10
PUC Assessment		\$1.55	
Gross Receipts Reimb		\$18.93	
Sales Tax		\$9.50	

Total Distribution Charges	\$959.12
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$1,936.17
---------------------------------	-------------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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	29	Actual	04/29/2026	37742	05/27/2026	37865	160.00	19680	61	60
TOTAL								19680	61	60

Electric Service Commercial

Service Period: 04/29/2026 to 05/27/2026

TXU Energy Fixed Price

Base Usage	19680 kWh @	\$ 0.03818	\$751.38
Hub to Load Zone Pass-Through			\$8.31
Other Charges			\$4.24
Market Securitization (Debt) Financing			\$9.22
Other ERCOT Incremental AS Charges			\$2.74
PUC Assessment			\$1.30
Gross Receipts Reimb			\$15.81
Sales Tax			\$7.93

Total Commercial Charges	\$800.93
---------------------------------	-----------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/27/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	60 kW @	\$ 6.141092	\$368.47
Transmission Cost Recov Factor	60 kW @	\$ 5.114972	\$306.90
Distribution Cost Recovery	130 kW @	\$ 1.036859	\$134.79
Energy Efficiency	19,680 kWh @	\$ 0.000546	\$10.75
PUC Assessment		\$1.43	
Gross Receipts Reimb		\$17.39	
Sales Tax		\$8.72	

Total Distribution Charges	\$880.88
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$1,681.81
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
 Account Number: 100072883479
 Invoice Number: 055528861523
 Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	2323	05/28/2026	2349	400.00	10400	28	30
TOTAL								10400	28	30

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	10400 kWh @	\$ 0.03818	\$397.07
Hub to Load Zone Pass-Through			\$5.01
Other Charges			\$1.77
Market Securitization (Debt) Financing			\$4.87
Other ERCOT Incremental AS Charges			\$1.36
PUC Assessment			\$0.69
Gross Receipts Reimb			\$8.36
Sales Tax			\$4.19

Total Commercial Charges	\$423.32
---------------------------------	-----------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Base Charge		\$11.13	
Meter Charge		\$21.30	
Distribution System Charge	30 kW @	\$ 6.141092	\$184.23
Transmission Cost Recov Factor	30 kW @	\$ 5.114972	\$153.45
Distribution Cost Recovery	62 kW @	\$ 1.036859	\$64.29
Energy Efficiency	10,400 kWh @	\$ 0.000546	\$5.68
PUC Assessment			\$0.74
Gross Receipts Reimb			\$8.97
Sales Tax			\$4.50

Total Distribution Charges	\$454.29
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$877.61
---------------------------------	-----------------

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	8303	05/28/2026	8467	80.00	13121	37	37
TOTAL								13121	37	37

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	13121 kWh @	\$ 0.03818	\$500.96
Hub to Load Zone Pass-Through			\$5.67
Other Charges			\$2.85
Market Securitization (Debt) Financing			\$6.15
Other ERCOT Incremental AS Charges			\$1.84
PUC Assessment			\$0.87
Gross Receipts Reimb			\$10.54
Sales Tax			\$5.29

Total Commercial Charges	\$534.17
---------------------------------	-----------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

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	76 kW @	\$ 1.036859	\$78.80
Energy Efficiency	13,121 kWh @	\$ 0.000546	\$7.16
PUC Assessment			\$0.88
Gross Receipts Reimb			\$10.77
Sales Tax			\$5.40

Total Distribution Charges	\$545.56
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$1,079.73
---------------------------------	-------------------



Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 055528861523
Invoice Date: 06/05/2026

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	30	Actual	04/29/2026	5248	05/28/2026	5410	80.00	12946	37	37
TOTAL								12946	37	37

Electric Service Commercial

Service Period: 04/29/2026 to 05/28/2026

TXU Energy Fixed Price

Base Usage	12946 kWh @	\$ 0.03818	\$494.28
Hub to Load Zone Pass-Through			\$5.59
Other Charges			\$2.81
Market Securitization (Debt) Financing			\$6.07
Other ERCOT Incremental AS Charges			\$1.82
PUC Assessment			\$0.85
Gross Receipts Reimb			\$10.40
Sales Tax			\$5.22

Total Commercial Charges	\$527.04
---------------------------------	-----------------

Electric Service Distribution

Service Period: 04/29/2026 to 05/28/2026

Base Charge		\$11.13
Meter Charge		\$21.30
Distribution System Charge	37 kW @	\$ 5.96933
Transmission Cost Recov Factor	37 kW @	\$ 5.114972
Distribution Cost Recovery	74 kW @	\$ 1.036859
Energy Efficiency	12,946 kWh @	\$ 0.000546
PUC Assessment		\$0.88
Gross Receipts Reimb		\$10.73
Sales Tax		\$5.38

Total Distribution Charges	\$543.34
-----------------------------------	-----------------

TOTAL CHARGES FOR ESI ID	\$1,070.38
---------------------------------	-------------------

Current Charges	\$44,145.57
------------------------	--------------------