Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

Account Summary

Previous Balance	Credits/Payments	Balance Forward	Current Charges	Amount Due	Due Date
$81,137.59	$62,641.58 CR	$18,496.01	$57,013.64	**$75,509.65**	**08/10/2026**

See remaining pages for invoice details.

Customer Communications

You're on a Deferred Payment Plan. The balance remaining is $92,480.07. Please pay this bill in full to keep your Deferred Payment Plan active. The amount due on this bill includes current charges for the energy you used as well as the installment due on your Deferred Payment Plan.

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 Aid℠ program helps families in critical situations with bill payment assistance.

For Donations Only

One-time gift to TXU Energy Aid℠ program $ ____________

Recurring monthly donation to TXU Energy Aid℠ program $ ____________

Account Number:
100072883479

Amount Due	Due Date
$75,509.65	**08/10/2026**

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

THE MUSE 3035 LLC
8901 GAYLORD DR SUITE 100
HOUSTON TX 77024

TXU ENERGY
PO BOX 650638
DALLAS, TX 75265-0638

211000728834790007550965000184960013

Customer Name:	THE MUSE 3035 LLC
Account Number:	100072883479
Invoice Number:	054204139270
Invoice Date:	07/09/2026

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		**$**	**81,137.59**	
Credits/Payments				
Payment	06/23/2026	$	62,641.58	CR
Subtotal		**$**	**62,641.58**	**CR**
Balance Forward		**$**	**18,496.01**	
Debits/Charges				
Installment Due		$	18496.01	
Installment Due		$	18496.01	
Late Payment Penalty		$	9.83	
Subtotal		**$**	**37,001.85**	

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

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	05/29/2026 06/28/2026	58,800 132	$2,400.10 $2,056.08	$24.00 $20.56	$4,500.74	
10443720009301530	3035 W PENTAGON PKWY UNIT 10 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	74,400 160	$3,036.86 $2,504.21	$30.37 $25.04	$5,596.48	
10443720009301561	3035 W PENTAGON PKWY UNIT 11 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	58,754 140	$2,398.23 $2,243.25	$23.98 $22.43	$4,687.89	
10443720009301592	3035 W PENTAGON PKWY UNIT 12 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	68,800 148	$2,808.27 $2,377.78	$28.08 $23.78	$5,237.91	
10443720009301716	3035 W PENTAGON PKWY UNIT 13 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	56,400 120	$2,302.14 $1,755.07	$23.02 $17.55	$4,097.78	
10443720009301747	3035 W PENTAGON PKWY UNIT 14 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	67,200 140	$2,742.99 $2,283.49	$27.43 $22.83	$5,076.74	
10443720009301778	3035 W PENTAGON PKWY UNIT 15 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	52,000 128	$2,122.54 $1,835.86	$21.23 $18.36	$3,997.99	
10443720009301344	3035 W PENTAGON PKWY UNIT 2 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	48,000 132	$1,959.26 $2,188.34	$19.59 $21.88	$4,189.07	
10443720009301375	3035 W PENTAGON PKWY UNIT 3 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	64,800 180	$2,645.00 $2,571.63	$26.45 $25.72	$5,268.80	
10443720009301406	3035 W PENTAGON PKWY UNIT 4 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	25,760 59	$1,051.47 $872.47	$10.51 $8.72	$1,943.17	
10443720009303731	3035 W PENTAGON PKWY UNIT 5 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	44,000 92	$1,795.99 $1,308.89	$17.96 $13.09	$3,135.93	
10443720009301468	3035 W PENTAGON PKWY UNIT 6 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	39,200 84	$1,600.06 $1,246.44	$16.00 $12.46	$2,874.96	
10443720009301654	3035 W PENTAGON PKWY UNIT 7 DALLAS, TX 75233-2103	05/28/2026 06/28/2026	32,800 69	$1,338.63 $1,019.03	$13.39 $10.19	$2,381.24	
10443720009301499	3035 W PENTAGON PKWY UNIT 8A DALLAS, TX 75233-2103	05/29/2026 06/28/2026	15,200 36	$621.63 $559.80	$6.22 $5.60	$1,193.25	
10443720009301685	3035 W PENTAGON PKWY UNIT 9 DALLAS, TX 75233-2103	05/29/2026 06/28/2026	14,314 40	$584.28 $604.45	$5.84 $6.04	$1,200.61	
10443720000152748	3035 W PENTAGON PKWY UNIT 9A DALLAS, TX 75233-2103	05/29/2026 06/28/2026	21,726 48	$886.81 $718.39	$8.87 $7.18	$1,621.25	

	$57,003.81
Debits	**$37,001.85**
Current Charges	**$57,013.64**

Flag Key

F - Final Bill

A - Adjusted Period

E - Estimated

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 1 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301313
Product: Fixed Price

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	31	Actual	05/29/2026	24516	06/28/2026	24663	400.00	58800	132	182
TOTAL								**58800**	**132**	**182**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	58800 kWh @	$ 0.03818	$2,244.98
Hub to Load Zone Pass-Through			$64.34
Other Charges			$7.85
Market Securitization (Debt) Financing			$25.74
Other ERCOT Incremental AS Charges			$5.41
PUC Assessment			$3.93
Gross Receipts Reimb			$47.85
Sales Tax			**$24.00**
Total Commercial Charges			**$2,424.10**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Power Factor			98.90 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	182 kW @	$ 6.931363	$1,261.51
Transmission Cost Recov Factor	131 kW @	$ 5.114972	$670.06
Rate Case Expense Surcharge	182 kW @	$ 0.016827	$3.06
Energy Efficiency	58,800 kWh @	$ 0.000546	$32.10
PUC Assessment			$3.37
Gross Receipts Reimb			$40.99
Sales Tax			**$20.56**
Total Distribution Charges			**$2,076.64**

TOTAL CHARGES FOR ESI ID	**$4,500.74**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 10 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301530
Product: Fixed Price

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	31	Actual	05/29/2026	31463	06/28/2026	31649	400.00	74400	160	224
TOTAL								**74400**	**160**	**224**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	74400 kWh @	$ 0.03818	$2,840.59
Hub to Load Zone Pass-Through			$81.41
Other Charges			$9.93
Market Securitization (Debt) Financing			$32.56
Other ERCOT Incremental AS Charges			$6.85
PUC Assessment			$4.97
Gross Receipts Reimb			$60.55
Sales Tax			**$30.37**
Total Commercial Charges			**$3,067.23**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Power Factor			99.10 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	224 kW @	$ 6.931363	$1,552.63
Transmission Cost Recov Factor	158 kW @	$ 5.114972	$808.17
Rate Case Expense Surcharge	224 kW @	$ 0.016827	$3.77
Energy Efficiency	74,400 kWh @	$ 0.000546	$40.62
PUC Assessment			$4.10
Gross Receipts Reimb			$49.93
Sales Tax			**$25.04**
Total Distribution Charges			**$2,529.25**

TOTAL CHARGES FOR ESI ID	**$5,596.48**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 11 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301561
Product: Fixed Price

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	31	Actual	05/29/2026	6992	06/28/2026	7139	400.00	58754	140	201
TOTAL								**58754**	**140**	**201**

Electric Service Commercial

Service Period: 05/29/2026 to 06/28/2026

TXU Energy Fixed Price

Base Usage	58754 kWh @	$ 0.03818	$2,243.23
Hub to Load Zone Pass-Through			$64.29
Other Charges			$7.84
Market Securitization (Debt) Financing			$25.72
Other ERCOT Incremental AS Charges			$5.41
PUC Assessment			$3.93
Gross Receipts Reimb			$47.81
Sales Tax			**$23.98**
Total Commercial Charges			**$2,422.21**

Electric Service Distribution

Service Period: 05/29/2026 to 06/28/2026

Power Factor			99.20 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	201 kW @	$ 6.931363	$1,393.20
Transmission Cost Recov Factor	141 kW @	$ 5.114972	$721.21
Rate Case Expense Surcharge	201 kW @	$ 0.016827	$3.38
Energy Efficiency	58,754 kWh @	$ 0.000546	$32.08
PUC Assessment			$3.67
Gross Receipts Reimb			$44.72
Sales Tax			**$22.43**
Total Distribution Charges			**$2,265.68**

TOTAL CHARGES FOR ESI ID	**$4,687.89**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 12 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301592
Product: Fixed Price

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	31	Actual	05/29/2026	10102	06/28/2026	10274	400.00	68800	148	214
TOTAL								**68800**	**148**	**214**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	68800 kWh @	$ 0.03818	$2,626.78
Hub to Load Zone Pass-Through			$75.28
Other Charges			$9.18
Market Securitization (Debt) Financing			$30.11
Other ERCOT Incremental AS Charges			$6.33
PUC Assessment			$4.60
Gross Receipts Reimb			$55.99
Sales Tax			**$28.08**
Total Commercial Charges			**$2,836.35**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Power Factor			98.70 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	214 kW @	$ 6.931363	$1,483.31
Transmission Cost Recov Factor	148 kW @	$ 5.114972	$757.02
Rate Case Expense Surcharge	214 kW @	$ 0.016827	$3.60
Energy Efficiency	68,800 kWh @	$ 0.000546	$37.56
PUC Assessment			$3.89
Gross Receipts Reimb			$47.41
Sales Tax			**$23.78**
Total Distribution Charges			**$2,401.56**

TOTAL CHARGES FOR ESI ID	**$5,237.91**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 13 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301716
Product: Fixed Price

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	31	Actual	05/29/2026	23542	06/28/2026	23683	400.00	56400	120	122
TOTAL								**56400**	**120**	**122**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	56400	kWh @	$ 0.03818	$2,153.35
Hub to Load Zone Pass-Through				$61.71
Other Charges				$7.53
Market Securitization (Debt) Financing				$24.69
Other ERCOT Incremental AS Charges				$5.19
PUC Assessment				$3.77
Gross Receipts Reimb				$45.90
Sales Tax				**$23.02**
Total Commercial Charges				**$2,325.16**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Power Factor				99.40 %
Base Charge				$24.00
Meter Charge				$20.99
Distribution System Charge	122	kW @	$ 8.318122	$1,014.81
Transmission Cost Recov Factor	122	kW @	$ 5.114972	$624.03
Rate Case Expense Surcharge	154	kW @	$ 0.016827	$2.59
Energy Efficiency	56,400	kWh @	$ 0.000546	$30.79
PUC Assessment				$2.87
Gross Receipts Reimb				$34.99
Sales Tax				**$17.55**
Total Distribution Charges				**$1,772.62**

TOTAL CHARGES FOR ESI ID	**$4,097.78**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 14 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301747
Product: Fixed Price

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	31	Actual	05/29/2026	29697	06/28/2026	29865	400.00	67200	140	206
TOTAL								**67200**	**140**	**206**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	67200 kWh @	$ 0.03818	$2,565.70
Hub to Load Zone Pass-Through			$73.53
Other Charges			$8.97
Market Securitization (Debt) Financing			$29.42
Other ERCOT Incremental AS Charges			$6.19
PUC Assessment			$4.49
Gross Receipts Reimb			$54.69
Sales Tax			**$27.43**
Total Commercial Charges			**$2,770.42**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Power Factor			99.40 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	206 kW @	$ 6.931363	$1,427.86
Transmission Cost Recov Factor	141 kW @	$ 5.114972	$721.21
Rate Case Expense Surcharge	206 kW @	$ 0.016827	$3.47
Energy Efficiency	67,200 kWh @	$ 0.000546	$36.69
PUC Assessment			$3.74
Gross Receipts Reimb			$45.53
Sales Tax			**$22.83**
Total Distribution Charges			**$2,306.32**

TOTAL CHARGES FOR ESI ID	**$5,076.74**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 15 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301778
Product: Fixed Price

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	31	Actual	05/29/2026	67110	06/28/2026	67435	160.00	52000	128	128
TOTAL								**52000**	**128**	**128**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	52000	kWh @	$ 0.03818	$1,985.36
Hub to Load Zone Pass-Through				$56.90
Other Charges				$6.94
Market Securitization (Debt) Financing				$22.76
Other ERCOT Incremental AS Charges				$4.79
PUC Assessment				$3.47
Gross Receipts Reimb				$42.32
Sales Tax				**$21.23**
Total Commercial Charges				**$2,143.77**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Power Factor				98.70 %
Base Charge				$24.00
Meter Charge				$20.99
Distribution System Charge	128	kW @	$ 8.318122	$1,064.72
Transmission Cost Recov Factor	128	kW @	$ 5.114972	$654.72
Rate Case Expense Surcharge	204	kW @	$ 0.016827	$3.43
Energy Efficiency	52,000	kWh @	$ 0.000546	$28.39
PUC Assessment				$3.01
Gross Receipts Reimb				$36.60
Sales Tax				**$18.36**
Total Distribution Charges				**$1,854.22**

TOTAL CHARGES FOR ESI ID	**$3,997.99**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 2 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301344
Product: Fixed Price

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	31	Actual	05/29/2026	24985	06/28/2026	25105	400.00	48000	132	200
TOTAL								**48000**	**132**	**200**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	48000 kWh @	$ 0.03818	$1,832.64
Hub to Load Zone Pass-Through			$52.52
Other Charges			$6.40
Market Securitization (Debt) Financing			$21.01
Other ERCOT Incremental AS Charges			$4.42
PUC Assessment			$3.21
Gross Receipts Reimb			$39.06
Sales Tax			**$19.59**
Total Commercial Charges			**$1,978.85**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Power Factor			99.50 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	200 kW @	$ 6.931363	$1,386.27
Transmission Cost Recov Factor	133 kW @	$ 5.114972	$680.29
Rate Case Expense Surcharge	200 kW @	$ 0.016827	$3.37
Energy Efficiency	48,000 kWh @	$ 0.000546	$26.21
PUC Assessment			$3.58
Gross Receipts Reimb			$43.63
Sales Tax			**$21.88**
Total Distribution Charges			**$2,210.22**

TOTAL CHARGES FOR ESI ID	**$4,189.07**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 3 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301375
Product: Fixed Price

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	31	Actual	05/29/2026	32716	06/28/2026	32878	400.00	64800	180	181
TOTAL								**64800**	**180**	**181**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	64800	kWh @	$ 0.03818	$2,474.06
Hub to Load Zone Pass-Through				$70.90
Other Charges				$8.65
Market Securitization (Debt) Financing				$28.37
Other ERCOT Incremental AS Charges				$5.96
PUC Assessment				$4.33
Gross Receipts Reimb				$52.73
Sales Tax				**$26.45**
Total Commercial Charges				**$2,671.45**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Power Factor				99.80 %
Base Charge				$24.00
Meter Charge				$20.99
Distribution System Charge	181	kW @	$ 8.318122	$1,505.58
Transmission Cost Recov Factor	181	kW @	$ 5.114972	$925.81
Rate Case Expense Surcharge	261	kW @	$ 0.016827	$4.39
Energy Efficiency	64,800	kWh @	$ 0.000546	$35.38
PUC Assessment				$4.21
Gross Receipts Reimb				$51.27
Sales Tax				**$25.72**
Total Distribution Charges				**$2,597.35**

TOTAL CHARGES FOR ESI ID	**$5,268.80**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 4 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301406
Product: Fixed Price

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	31	Actual	05/29/2026	31063	06/28/2026	31224	160.00	25760	59	59
TOTAL								**25760**	**59**	**59**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	25760 kWh @	$ 0.03818	$983.52
Hub to Load Zone Pass-Through			$28.19
Other Charges			$3.44
Market Securitization (Debt) Financing			$11.27
Other ERCOT Incremental AS Charges			$2.37
PUC Assessment			$1.72
Gross Receipts Reimb			$20.96
Sales Tax			**$10.51**
Total Commercial Charges			**$1,061.98**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	59 kW @	$ 8.318122	$490.77
Transmission Cost Recov Factor	59 kW @	$ 5.114972	$301.78
Rate Case Expense Surcharge	122 kW @	$ 0.016827	$2.05
Energy Efficiency	25,760 kWh @	$ 0.000546	$14.06
PUC Assessment			$1.43
Gross Receipts Reimb			$17.39
Sales Tax			**$8.72**
Total Distribution Charges			**$881.19**

TOTAL CHARGES FOR ESI ID	**$1,943.17**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 5 DALLAS, TX 75233-2103 **ESI ID:** 10443720009303731
Product: Fixed Price

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	31	Actual	05/29/2026	19232	06/28/2026	19342	400.00	44000	92	90
TOTAL								**44000**	**92**	**90**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	44000	kWh @	$ 0.03818	$1,679.92
Hub to Load Zone Pass-Through				$48.14
Other Charges				$5.87
Market Securitization (Debt) Financing				$19.26
Other ERCOT Incremental AS Charges				$4.05
PUC Assessment				$2.94
Gross Receipts Reimb				$35.81
Sales Tax				**$17.96**
Total Commercial Charges				**$1,813.95**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Power Factor				99.20 %
Base Charge				$24.00
Meter Charge				$20.99
Distribution System Charge	90	kW @	$ 8.318122	$748.63
Transmission Cost Recov Factor	90	kW @	$ 5.114972	$460.35
Rate Case Expense Surcharge	158	kW @	$ 0.016827	$2.66
Energy Efficiency	44,000	kWh @	$ 0.000546	$24.02
PUC Assessment				$2.14
Gross Receipts Reimb				$26.10
Sales Tax				**$13.09**
Total Distribution Charges				**$1,321.98**

TOTAL CHARGES FOR ESI ID	**$3,135.93**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 6 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301468
Product: Fixed Price

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	31	Actual	05/29/2026	13964	06/28/2026	14062	400.00	39200	84	84
TOTAL								**39200**	**84**	**84**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	39200 kWh @	$ 0.03818	$1,496.66
Hub to Load Zone Pass-Through			$42.89
Other Charges			$5.23
Market Securitization (Debt) Financing			$17.16
Other ERCOT Incremental AS Charges			$3.60
PUC Assessment			$2.62
Gross Receipts Reimb			$31.90
Sales Tax			**$16.00**
Total Commercial Charges			**$1,616.06**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	84 kW @	$ 8.590196	$721.58
Transmission Cost Recov Factor	84 kW @	$ 5.114972	$429.66
Rate Case Expense Surcharge	114 kW @	$ 0.016827	$1.92
Energy Efficiency	39,200 kWh @	$ 0.000546	$21.40
PUC Assessment			$2.04
Gross Receipts Reimb			$24.85
Sales Tax			**$12.46**
Total Distribution Charges			**$1,258.90**

TOTAL CHARGES FOR ESI ID	**$2,874.96**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 7 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301654
Product: Fixed Price

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	05/28/2026	37865	06/28/2026	38070	160.00	32800	69	68
TOTAL								**32800**	**69**	**68**

Electric Service Commercial
Service Period: 05/28/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	32800 kWh @	$ 0.03818	$1,252.30
Hub to Load Zone Pass-Through			$35.50
Other Charges			$4.49
Market Securitization (Debt) Financing			$14.36
Other ERCOT Incremental AS Charges			$3.10
PUC Assessment			$2.19
Gross Receipts Reimb			$26.69
Sales Tax			**$13.39**
Total Commercial Charges			**$1,352.02**

Electric Service Distribution
Service Period: 05/28/2026 to 06/28/2026

Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	68 kW @	$ 8.590196	$584.13
Transmission Cost Recov Factor	68 kW @	$ 5.114972	$347.82
Rate Case Expense Surcharge	130 kW @	$ 0.016827	$2.19
Energy Efficiency	32,800 kWh @	$ 0.000546	$17.91
PUC Assessment			$1.67
Gross Receipts Reimb			$20.32
Sales Tax			**$10.19**
Total Distribution Charges			**$1,029.22**

TOTAL CHARGES FOR ESI ID	**$2,381.24**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 8A DALLAS, TX 75233-2103 **ESI ID:** 10443720009301499
Product: Fixed Price

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	31	Actual	05/29/2026	2349	06/28/2026	2387	400.00	15200	36	36
TOTAL								**15200**	**36**	**36**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	15200 kWh @	$ 0.03818	$580.34
Hub to Load Zone Pass-Through			$18.33
Other Charges			$1.57
Market Securitization (Debt) Financing			$6.66
Other ERCOT Incremental AS Charges			$1.32
PUC Assessment			$1.02
Gross Receipts Reimb			$12.39
Sales Tax			**$6.22**
Total Commercial Charges			**$627.85**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	36 kW @	$ 8.590196	$309.25
Transmission Cost Recov Factor	36 kW @	$ 5.114972	$184.14
Rate Case Expense Surcharge	62 kW @	$ 0.016827	$1.04
Energy Efficiency	15,200 kWh @	$ 0.000546	$8.30
PUC Assessment			$0.92
Gross Receipts Reimb			$11.16
Sales Tax			**$5.60**
Total Distribution Charges			**$565.40**

TOTAL CHARGES FOR ESI ID	**$1,193.25**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 9 DALLAS, TX 75233-2103 **ESI ID:** 10443720009301685
Product: Fixed Price

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	28	Actual	05/29/2026	8467	06/25/2026	8624	80.00	12554	-	-
169433146LG	3	Actual	06/26/2026	0	06/28/2026	22	80.00	1760	-	-
TOTAL								**14314**	**40**	**40**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	14314 kWh @	$ 0.03818	$546.51
Hub to Load Zone Pass-Through			$15.66
Other Charges			$1.91
Market Securitization (Debt) Financing			$6.27
Other ERCOT Incremental AS Charges			$1.32
PUC Assessment			$0.96
Gross Receipts Reimb			$11.65
Sales Tax			**$5.84**
Total Commercial Charges			**$590.12**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	40 kW @	$ 8.318122	$332.72
Transmission Cost Recov Factor	40 kW @	$ 5.114972	$204.60
Rate Case Expense Surcharge	76 kW @	$ 0.016827	$1.28
Energy Efficiency	14,314 kWh @	$ 0.000546	$7.82
PUC Assessment			$0.99
Gross Receipts Reimb			$12.05
Sales Tax			**$6.04**
Total Distribution Charges			**$610.49**

TOTAL CHARGES FOR ESI ID	**$1,200.61**

TXU energy

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 054204139270
Invoice Date: 07/09/2026

ESI ID Detail:

Service Address: 3035 W PENTAGON PKWY UNIT 9A DALLAS, TX 75233-2103 **ESI ID:** 10443720000152748
Product: Fixed Price

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	31	Actual	05/29/2026	5410	06/28/2026	5682	80.00	21726	48	48
TOTAL								**21726**	**48**	**48**

Electric Service Commercial
Service Period: 05/29/2026 to 06/28/2026
TXU Energy Fixed Price

Base Usage	21726 kWh @	$ 0.03818	$829.50
Hub to Load Zone Pass-Through			$23.77
Other Charges			$2.90
Market Securitization (Debt) Financing			$9.51
Other ERCOT Incremental AS Charges			$2.00
PUC Assessment			$1.45
Gross Receipts Reimb			$17.68
Sales Tax			**$8.87**
Total Commercial Charges			**$895.68**

Electric Service Distribution
Service Period: 05/29/2026 to 06/28/2026

Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	48 kW @	$ 8.318122	$399.27
Transmission Cost Recov Factor	48 kW @	$ 5.114972	$245.52
Rate Case Expense Surcharge	74 kW @	$ 0.016827	$1.25
Energy Efficiency	21,726 kWh @	$ 0.000546	$11.86
PUC Assessment			$1.18
Gross Receipts Reimb			$14.32
Sales Tax			**$7.18**
Total Distribution Charges			**$725.57**

TOTAL CHARGES FOR ESI ID	**$1,621.25**
Current Charges	**$94,005.66**