Customer Name:	THE MUSE 3035 LLC
Account Number:	100072883479
Invoice Number:	052004028924
Invoice Date:	08/08/2026

Account Summary

Previous Balance	Credits/Payments	Balance Forward	Current Charges	Amount Due	Due Date
$75,509.65	$0.00	$75,509.65	$79,329.11	**$154,838.76**	**09/08/2026**

See remaining pages for invoice details.

Customer Communications

You're on a Deferred Payment Plan. The total remaining balance is $92,480.07. You'll find this month's installment amount in Miscellaneous Charges. 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. To stay in good standing and avoid a potential service interruption, please pay this bill in full.

Scan for MyAccount

Extreme temps increase usage
On hot days, A/Cs work harder to keep your business cool and comfortable. Every degree you can raise your thermostat 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 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
$154,838.76	**09/08/2026**

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

211000728834790015483876000000000009

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	**$**	**75,509.65**
Credits/Payments	**$**	**0.00**
Balance Forward	**$**	**75,509.65**
Debits/Charges		
Payment Plan Installment	$	18496.01
Subtotal	**$**	**18,496.01**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	06/29/2026 07/28/2026	64,000 144	$2,612.75 $2,116.49	$26.13 $21.16	$4,776.53	
10443720009301530	3035 W PENTAGON PKWY UNIT 10 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	82,800 172	$3,380.23 $2,576.86	$33.80 $25.77	$6,016.66	
10443720009301561	3035 W PENTAGON PKWY UNIT 11 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	63,829 148	$2,605.77 $2,272.23	$26.06 $22.72	$4,926.78	
10443720009301592	3035 W PENTAGON PKWY UNIT 12 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	75,600 168	$3,086.31 $2,480.90	$30.86 $24.81	$5,622.88	
10443720009301716	3035 W PENTAGON PKWY UNIT 13 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	64,400 136	$2,629.07 $1,979.21	$26.29 $19.79	$4,654.36	
10443720009301747	3035 W PENTAGON PKWY UNIT 14 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	72,400 164	$2,955.68 $2,396.17	$29.56 $23.96	$5,405.37	
10443720009301778	3035 W PENTAGON PKWY UNIT 15 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	56,320 128	$2,299.21 $1,838.27	$22.99 $18.38	$4,178.85	
10443720009301344	3035 W PENTAGON PKWY UNIT 2 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	53,600 132	$2,188.17 $2,175.79	$21.88 $21.76	$4,407.60	
10443720009301375	3035 W PENTAGON PKWY UNIT 3 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	71,600 164	$2,923.02 $2,314.58	$29.23 $23.15	$5,289.98	
10443720009301406	3035 W PENTAGON PKWY UNIT 4 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	22,400 53	$914.46 $788.23	$9.14 $7.88	$1,719.71	
10443720009303731	3035 W PENTAGON PKWY UNIT 5 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	48,000 104	$1,959.58 $1,503.33	$19.60 $15.03	$3,497.54	
10443720009301468	3035 W PENTAGON PKWY UNIT 6 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	41,200 92	$1,681.96 $1,373.63	$16.82 $13.74	$3,086.15	
10443720009301654	3035 W PENTAGON PKWY UNIT 7 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	36,320 80	$1,482.73 $1,203.09	$14.83 $12.03	$2,712.68	
10443720009301499	3035 W PENTAGON PKWY UNIT 8A DALLAS, TX 75233-2103	06/29/2026 07/28/2026	17,200 40	$704.19 $644.96	$7.04 $6.45	$1,362.64	
10443720009301685	3035 W PENTAGON PKWY UNIT 9 DALLAS, TX 75233-2103	06/29/2026 07/28/2026	21,949 46	$896.04 $704.80	$8.96 $7.05	$1,616.85	
10443720000152748	3035 W PENTAGON PKWY UNIT 9A DALLAS, TX 75233-2103	06/29/2026 07/28/2026	21,217 46	$866.17 $676.92	$8.66 $6.77	$1,558.52	

	$60,833.10
Debits	**$18,496.01**
Current Charges	**$79,329.11**

Flag Key

F - Final Bill

A - Adjusted Period

E - Estimated

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	24663	07/28/2026	24823	400.00	64000	144	182
TOTAL								**64000**	**144**	**182**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	64000	kWh @	$ 0.03818	$2,443.52
Hub to Load Zone Pass-Through				$75.75
Other Charges				$6.14
Market Securitization (Debt) Financing				$26.08
Other ERCOT Incremental AS Charges				$4.89
PUC Assessment				$4.28
Gross Receipts Reimb				$52.09
Sales Tax				**$26.13**
Total Commercial Charges				**$2,638.88**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Power Factor				99.00 %
Base Charge				$24.00
Meter Charge				$20.99
Distribution System Charge	182	kW @	$ 6.931363	$1,261.51
Transmission Cost Recov Factor	142	kW @	$ 5.114972	$726.33
Rate Case Expense Surcharge	182	kW @	$ 0.016827	$3.06
Energy Efficiency	64,000	kWh @	$ 0.000546	$34.94
PUC Assessment				$3.46
Gross Receipts Reimb				$42.20
Sales Tax				**$21.16**
Total Distribution Charges				**$2,137.65**

TOTAL CHARGES FOR ESI ID	**$4,776.53**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	31649	07/28/2026	31856	400.00	82800	172	224
TOTAL								**82800**	**172**	**224**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	82800 kWh @	$ 0.03818	$3,161.30
Hub to Load Zone Pass-Through			$98.01
Other Charges			$7.94
Market Securitization (Debt) Financing			$33.74
Other ERCOT Incremental AS Charges			$6.32
PUC Assessment			$5.53
Gross Receipts Reimb			$67.39
Sales Tax			**$33.80**
Total Commercial Charges			**$3,414.03**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Power Factor			99.20 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	224 kW @	$ 6.931363	$1,552.63
Transmission Cost Recov Factor	171 kW @	$ 5.114972	$874.66
Rate Case Expense Surcharge	224 kW @	$ 0.016827	$3.77
Energy Efficiency	82,800 kWh @	$ 0.000546	$45.21
PUC Assessment			$4.22
Gross Receipts Reimb			$51.38
Sales Tax			**$25.77**
Total Distribution Charges			**$2,602.63**

TOTAL CHARGES FOR ESI ID	**$6,016.66**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	7139	07/28/2026	7298	400.00	63829	148	201
TOTAL								**63829**	**148**	**201**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	63829 kWh @	$ 0.03818	$2,436.99
Hub to Load Zone Pass-Through			$75.55
Other Charges			$6.12
Market Securitization (Debt) Financing			$26.01
Other ERCOT Incremental AS Charges			$4.88
PUC Assessment			$4.27
Gross Receipts Reimb			$51.95
Sales Tax			**$26.06**
Total Commercial Charges			**$2,631.83**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Power Factor			98.70 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	201 kW @	$ 6.931363	$1,393.20
Transmission Cost Recov Factor	146 kW @	$ 5.114972	$746.79
Rate Case Expense Surcharge	201 kW @	$ 0.016827	$3.38
Energy Efficiency	63,829 kWh @	$ 0.000546	$34.85
PUC Assessment			$3.72
Gross Receipts Reimb			$45.30
Sales Tax			**$22.72**
Total Distribution Charges			**$2,294.95**

TOTAL CHARGES FOR ESI ID	**$4,926.78**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	10274	07/28/2026	10463	400.00	75600	168	214
TOTAL								**75600**	**168**	**214**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	75600 kWh @	$ 0.03818	$2,886.41
Hub to Load Zone Pass-Through			$89.49
Other Charges			$7.25
Market Securitization (Debt) Financing			$30.81
Other ERCOT Incremental AS Charges			$5.77
PUC Assessment			$5.05
Gross Receipts Reimb			$61.53
Sales Tax			**$30.86**
Total Commercial Charges			**$3,117.17**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Power Factor			99.00 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	214 kW @	$ 6.931363	$1,483.31
Transmission Cost Recov Factor	167 kW @	$ 5.114972	$854.20
Rate Case Expense Surcharge	214 kW @	$ 0.016827	$3.60
Energy Efficiency	75,600 kWh @	$ 0.000546	$41.28
PUC Assessment			$4.06
Gross Receipts Reimb			$49.46
Sales Tax			**$24.81**
Total Distribution Charges			**$2,505.71**

TOTAL CHARGES FOR ESI ID	**$5,622.88**

Customer Name:	THE MUSE 3035 LLC
Account Number:	100072883479
Invoice Number:	052004028924
Invoice Date:	08/08/2026

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	30	Actual	06/29/2026	23683	07/28/2026	23844	400.00	64400	136	138
TOTAL								**64400**	**136**	**138**

Electric Service Commercial

Service Period: 06/29/2026 to 07/28/2026

TXU Energy Fixed Price

Base Usage	64400 kWh @	$ 0.03818	$2,458.79
Hub to Load Zone Pass-Through			$76.23
Other Charges			$6.18
Market Securitization (Debt) Financing			$26.24
Other ERCOT Incremental AS Charges			$4.91
PUC Assessment			$4.30
Gross Receipts Reimb			$52.42
Sales Tax			**$26.29**
Total Commercial Charges			**$2,655.36**

Electric Service Distribution

Service Period: 06/29/2026 to 07/28/2026

Power Factor			99.20 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	138 kW @	$ 8.318122	$1,147.90
Transmission Cost Recov Factor	138 kW @	$ 5.114972	$705.87
Rate Case Expense Surcharge	154 kW @	$ 0.016827	$2.59
Energy Efficiency	64,400 kWh @	$ 0.000546	$35.16
PUC Assessment			$3.24
Gross Receipts Reimb			$39.46
Sales Tax			**$19.79**
Total Distribution Charges			**$1,999.00**

TOTAL CHARGES FOR ESI ID	**$4,654.36**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	29865	07/28/2026	30046	400.00	72400	164	206
TOTAL								**72400**	**164**	**206**

Electric Service Commercial

Service Period: 06/29/2026 to 07/28/2026

TXU Energy Fixed Price			
Base Usage	72400 kWh @	$ 0.03818	$2,764.23
Hub to Load Zone Pass-Through			$85.70
Other Charges			$6.94
Market Securitization (Debt) Financing			$29.51
Other ERCOT Incremental AS Charges			$5.53
PUC Assessment			$4.84
Gross Receipts Reimb			$58.93
Sales Tax			**$29.56**
Total Commercial Charges			**$2,985.24**

Electric Service Distribution

Service Period: 06/29/2026 to 07/28/2026

Power Factor			99.30 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	206 kW @	$ 6.931363	$1,427.86
Transmission Cost Recov Factor	162 kW @	$ 5.114972	$828.63
Rate Case Expense Surcharge	206 kW @	$ 0.016827	$3.47
Energy Efficiency	72,400 kWh @	$ 0.000546	$39.53
PUC Assessment			$3.92
Gross Receipts Reimb			$47.77
Sales Tax			**$23.96**
Total Distribution Charges			**$2,420.13**

TOTAL CHARGES FOR ESI ID	**$5,405.37**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	67435	07/28/2026	67787	160.00	56320	128	128
TOTAL								**56320**	**128**	**128**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	56320 kWh @	$ 0.03818	$2,150.30
Hub to Load Zone Pass-Through			$66.66
Other Charges			$5.40
Market Securitization (Debt) Financing			$22.95
Other ERCOT Incremental AS Charges			$4.30
PUC Assessment			$3.76
Gross Receipts Reimb			$45.84
Sales Tax			**$22.99**
Total Commercial Charges			**$2,322.20**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Power Factor			99.10 %
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	56,320 kWh @	$ 0.000546	$30.75
PUC Assessment			$3.01
Gross Receipts Reimb			$36.65
Sales Tax			**$18.38**
Total Distribution Charges			**$1,856.65**

TOTAL CHARGES FOR ESI ID	**$4,178.85**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	25105	07/28/2026	25239	400.00	53600	132	200
TOTAL								**53600**	**132**	**200**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	53600 kWh @	$ 0.03818	$2,046.45
Hub to Load Zone Pass-Through			$63.44
Other Charges			$5.14
Market Securitization (Debt) Financing			$21.84
Other ERCOT Incremental AS Charges			$4.09
PUC Assessment			$3.58
Gross Receipts Reimb			$43.63
Sales Tax			**$21.88**
Total Commercial Charges			**$2,210.05**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

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	130 kW @	$ 5.114972	$664.95
Rate Case Expense Surcharge	200 kW @	$ 0.016827	$3.37
Energy Efficiency	53,600 kWh @	$ 0.000546	$29.27
PUC Assessment			$3.56
Gross Receipts Reimb			$43.38
Sales Tax			**$21.76**
Total Distribution Charges			**$2,197.55**
TOTAL CHARGES FOR ESI ID			**$4,407.60**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	32878	07/28/2026	33057	400.00	71600	164	162
TOTAL								**71600**	**164**	**162**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	71600 kWh @	$ 0.03818	$2,733.69
Hub to Load Zone Pass-Through			$84.75
Other Charges			$6.87
Market Securitization (Debt) Financing			$29.18
Other ERCOT Incremental AS Charges			$5.47
PUC Assessment			$4.78
Gross Receipts Reimb			$58.28
Sales Tax			**$29.23**
Total Commercial Charges			**$2,952.25**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Power Factor			99.50 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	162 kW @	$ 8.318122	$1,347.54
Transmission Cost Recov Factor	162 kW @	$ 5.114972	$828.63
Rate Case Expense Surcharge	261 kW @	$ 0.016827	$4.39
Energy Efficiency	71,600 kWh @	$ 0.000546	$39.09
PUC Assessment			$3.79
Gross Receipts Reimb			$46.15
Sales Tax			**$23.15**
Total Distribution Charges			**$2,337.73**

TOTAL CHARGES FOR ESI ID	**$5,289.98**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	31224	07/28/2026	31364	160.00	22400	53	53
TOTAL								**22400**	**53**	**53**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	22400 kWh @	$ 0.03818	$855.23
Hub to Load Zone Pass-Through			$26.51
Other Charges			$2.15
Market Securitization (Debt) Financing			$9.13
Other ERCOT Incremental AS Charges			$1.71
PUC Assessment			$1.50
Gross Receipts Reimb			$18.23
Sales Tax			**$9.14**
Total Commercial Charges			**$923.60**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	53 kW @	$ 8.318122	$440.86
Transmission Cost Recov Factor	53 kW @	$ 5.114972	$271.09
Rate Case Expense Surcharge	122 kW @	$ 0.016827	$2.05
Energy Efficiency	22,400 kWh @	$ 0.000546	$12.23
PUC Assessment			$1.29
Gross Receipts Reimb			$15.72
Sales Tax			**$7.88**
Total Distribution Charges			**$796.11**

TOTAL CHARGES FOR ESI ID	**$1,719.71**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	19342	07/28/2026	19462	400.00	48000	104	104
TOTAL								**48000**	**104**	**104**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	48000 kWh @	$ 0.03818	$1,832.64
Hub to Load Zone Pass-Through			$56.82
Other Charges			$4.60
Market Securitization (Debt) Financing			$19.57
Other ERCOT Incremental AS Charges			$3.67
PUC Assessment			$3.21
Gross Receipts Reimb			$39.07
Sales Tax			**$19.60**
Total Commercial Charges			**$1,979.18**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Power Factor			99.30 %
Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	104 kW @	$ 8.318122	$865.08
Transmission Cost Recov Factor	104 kW @	$ 5.114972	$531.96
Rate Case Expense Surcharge	158 kW @	$ 0.016827	$2.66
Energy Efficiency	48,000 kWh @	$ 0.000546	$26.21
PUC Assessment			$2.46
Gross Receipts Reimb			$29.97
Sales Tax			**$15.03**
Total Distribution Charges			**$1,518.36**

TOTAL CHARGES FOR ESI ID	**$3,497.54**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	14062	07/28/2026	14165	400.00	41200	92	93
TOTAL								**41200**	**92**	**93**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	41200 kWh @	$ 0.03818	$1,573.02
Hub to Load Zone Pass-Through			$48.77
Other Charges			$3.95
Market Securitization (Debt) Financing			$16.79
Other ERCOT Incremental AS Charges			$3.15
PUC Assessment			$2.75
Gross Receipts Reimb			$33.53
Sales Tax			**$16.82**
Total Commercial Charges			**$1,698.78**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	93 kW @	$ 8.590196	$798.89
Transmission Cost Recov Factor	93 kW @	$ 5.114972	$475.69
Rate Case Expense Surcharge	114 kW @	$ 0.016827	$1.92
Energy Efficiency	41,200 kWh @	$ 0.000546	$22.50
PUC Assessment			$2.25
Gross Receipts Reimb			$27.39
Sales Tax			**$13.74**
Total Distribution Charges			**$1,387.37**
TOTAL CHARGES FOR ESI ID			**$3,086.15**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	38070	07/28/2026	38297	160.00	36320	80	81
TOTAL								**36320**	**80**	**81**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	36320	kWh @	$ 0.03818	$1,386.70
Hub to Load Zone Pass-Through				$42.99
Other Charges				$3.48
Market Securitization (Debt) Financing				$14.80
Other ERCOT Incremental AS Charges				$2.77
PUC Assessment				$2.43
Gross Receipts Reimb				$29.56
Sales Tax				**$14.83**
Total Commercial Charges				**$1,497.56**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Base Charge				$24.00
Meter Charge				$20.99
Distribution System Charge	81	kW @	$ 8.590196	$695.81
Transmission Cost Recov Factor	81	kW @	$ 5.114972	$414.31
Rate Case Expense Surcharge	130	kW @	$ 0.016827	$2.19
Energy Efficiency	36,320	kWh @	$ 0.000546	$19.83
PUC Assessment				$1.97
Gross Receipts Reimb				$23.99
Sales Tax				**$12.03**
Total Distribution Charges				**$1,215.12**

TOTAL CHARGES FOR ESI ID	**$2,712.68**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	2387	07/28/2026	2430	400.00	17200	40	42
TOTAL								**17200**	**40**	**42**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	17200 kWh @	$ 0.03818	$656.70
Hub to Load Zone Pass-Through			$22.75
Other Charges			$1.28
Market Securitization (Debt) Financing			$7.01
Other ERCOT Incremental AS Charges			$1.26
PUC Assessment			$1.15
Gross Receipts Reimb			$14.04
Sales Tax			**$7.04**
Total Commercial Charges			**$711.23**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	42 kW @	$ 8.590196	$360.79
Transmission Cost Recov Factor	42 kW @	$ 5.114972	$214.83
Rate Case Expense Surcharge	62 kW @	$ 0.016827	$1.04
Energy Efficiency	17,200 kWh @	$ 0.000546	$9.39
PUC Assessment			$1.06
Gross Receipts Reimb			$12.86
Sales Tax			**$6.45**
Total Distribution Charges			**$651.41**

TOTAL CHARGES FOR ESI ID	**$1,362.64**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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
169433146LG	30	Actual	06/29/2026	22	07/28/2026	296	80.00	21949	46	47
TOTAL								**21949**	**46**	**47**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	21949	kWh @	$ 0.03818	$838.01
Hub to Load Zone Pass-Through				$25.98
Other Charges				$2.10
Market Securitization (Debt) Financing				$8.94
Other ERCOT Incremental AS Charges				$1.68
PUC Assessment				$1.47
Gross Receipts Reimb				$17.86
Sales Tax				**$8.96**
Total Commercial Charges				**$905.00**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Base Charge				$24.00
Meter Charge				$20.99
Distribution System Charge	47	kW @	$ 8.318122	$390.95
Transmission Cost Recov Factor	47	kW @	$ 5.114972	$240.40
Rate Case Expense Surcharge	76	kW @	$ 0.016827	$1.28
Energy Efficiency	21,949	kWh @	$ 0.000546	$11.98
PUC Assessment				$1.15
Gross Receipts Reimb				$14.05
Sales Tax				**$7.05**
Total Distribution Charges				**$711.85**

TOTAL CHARGES FOR ESI ID	**$1,616.85**

Customer Name: THE MUSE 3035 LLC
Account Number: 100072883479
Invoice Number: 052004028924
Invoice Date: 08/08/2026

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	30	Actual	06/29/2026	5682	07/28/2026	5947	80.00	21217	46	45
TOTAL								**21217**	**46**	**45**

Electric Service Commercial
Service Period: 06/29/2026 to 07/28/2026
TXU Energy Fixed Price

Base Usage	21217 kWh @	$ 0.03818	$810.07
Hub to Load Zone Pass-Through			$25.11
Other Charges			$2.03
Market Securitization (Debt) Financing			$8.65
Other ERCOT Incremental AS Charges			$1.62
PUC Assessment			$1.42
Gross Receipts Reimb			$17.27
Sales Tax			**$8.66**
Total Commercial Charges			**$874.83**

Electric Service Distribution
Service Period: 06/29/2026 to 07/28/2026

Base Charge			$24.00
Meter Charge			$20.99
Distribution System Charge	45 kW @	$ 8.318122	$374.32
Transmission Cost Recov Factor	45 kW @	$ 5.114972	$230.17
Rate Case Expense Surcharge	74 kW @	$ 0.016827	$1.25
Energy Efficiency	21,217 kWh @	$ 0.000546	$11.58
PUC Assessment			$1.11
Gross Receipts Reimb			$13.50
Sales Tax			**$6.77**
Total Distribution Charges			**$683.69**

TOTAL CHARGES FOR ESI ID	**$1,558.52**
Current Charges	**$79,329.11**