



Customer Name: BAY OAKS (BT3) LLC  
 Account Number: 100067764689  
 Invoice Number: 055078548035  
 Invoice Date: 03/15/2025

## Account Summary

Previous Balance	Credits/Payments	Balance Forward	Current Charges	Amount Due	Due Date
\$7,196.81	\$0.00	\$7,196.81	\$240.11	<b>\$7,436.92</b>	<b>03/31/2025</b>

See remaining pages for invoice details.

## Customer Communications

**Making a difference for families in need.** TXU Energy Aid uses donations from customers, employees and other Texans to help people in need keep their power on. You can also make a tax-deductible donation using the front of your monthly bill. If you or someone you know could use bill-payment assistance, call 2-1-1 or visit 211texas.org.



Winter temps have been up and down, but the cold snap Feb. 18-20 increased average customer usage by almost three times compared to milder days. MyAccount can help you see how weather impacts your usage and bill anytime.

## How to Contact Us

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

Power Outage Notification:  
CenterPoint Energy - 1-800-332-7143

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<sup>SM</sup> program helps families in critical situations with bill payment assistance.  
For Donations Only

One-time gift to TXU Energy Aid<sup>SM</sup> program \$ \_\_\_\_\_  
 Recurring monthly donation to TXU Energy Aid<sup>SM</sup> program \$ \_\_\_\_\_

Account Number:  
100067764689

Amount Due	Due Date
<b>\$7,436.92</b>	<b>03/31/2025</b>

To ensure proper payment posting, please provide this number (100067764689) on all payments and send to the address directly below.

BAY OAKS (BT3) LLC  
PO BOX 5169  
OAK BROOK IL 60522-5169



TXU ENERGY  
PO BOX 650638  
DALLAS, TX 75265-0638

21100067764689000074369200007196815

**Customer Name:** BAY OAKS (BT3) LLC  
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### ***Important Information***

Your satisfaction is our top priority. Do you have feedback? Email us at [txuexec@txu.com](mailto: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***

<b>Previous Balance</b>	<b>\$</b>	<b>7,196.81</b>
<b>Credits/Payments</b>	<b>\$</b>	<b>0.00</b>
<b>Balance Forward</b>	<b>\$</b>	<b>7,196.81</b>
<b>Debits/Charges</b>		
Disconnect Recovery Charge	\$	25.00
Gross Receipts Reimb	\$	0.51
Disconnect Recovery Charge	\$	25.00
Gross Receipts Reimb	\$	0.51
Disconnect Recovery Charge	\$	25.00
Gross Receipts Reimb	\$	0.51
Disconnect Recovery Charge	\$	25.00
Gross Receipts Reimb	\$	0.51
Late Payment Penalty	\$	33.05
<b>Subtotal</b>	<b>\$</b>	<b>135.09</b>



**Customer Name:**  
BAY OAKS (BT3) LLC

**Account Number:**  
100067764689

**Invoice Number:**  
055078548035

**Invoice Date:**  
03/15/2025

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**Account Summary**

E=Estimated Read, F=Final Read, A=Adjustment

Service Address	ESI ID	Previous Meter Read	Current Meter Read	Total Consumption (kWh)	Actual Demand (kW/kVa)	Billed Demand (kW/kVa)	Total Commercial Charges (REP)	Total Distribution Charges (TDU)	Total Taxes	Total
F 1700 BOB SMITH RD APT 1102 BAYTOWN, TX 77521-4650	10089010152 13617758100	02/12/2025	03/04/2025	45	-	-	\$5.05	\$4.97	-\$0.00	\$10.02
F 1700 BOB SMITH RD APT 1104 BAYTOWN, TX 77521-4650	10089010152 13617760100	02/12/2025	03/04/2025	13	-	-	\$3.60	\$3.54	-\$0.00	\$7.14
F 1700 BOB SMITH RD APT 1110 BAYTOWN, TX 77521-4651	10089010152 13617766100	02/12/2025	02/20/2025	89	-	-	\$7.05	\$6.04	-\$0.00	\$13.09
F 1700 BOB SMITH RD APT 1211 BAYTOWN, TX 77521-4651	10089010152 13617804100	02/12/2025	03/12/2025	4	-	-	\$3.19	\$4.65	-\$0.00	\$7.84
F 1700 BOB SMITH RD APT 1215 BAYTOWN, TX 77521-4652	10089010152 13617796100	02/12/2025	03/12/2025	3	-	-	\$3.14	\$4.61	-\$0.00	\$7.75
F 1700 BOB SMITH RD APT 403 BAYTOWN, TX 77521-4648	10089010152 13617582100	02/12/2025	03/04/2025	25	-	-	\$4.14	\$4.08	-\$0.00	\$8.22
F 1700 BOB SMITH RD APT 502 BAYTOWN, TX 77521-4648	10089010152 13617598100	02/12/2025	03/05/2025	61	-	-	\$5.78	\$5.83	-\$0.00	\$11.61
F 1700 BOB SMITH RD APT 608 BAYTOWN, TX 77521-4649	10089010152 13617640100	02/12/2025	03/12/2025	47	-	-	\$5.14	\$6.55	-\$0.00	\$11.69
F 1700 BOB SMITH RD APT 612 BAYTOWN, TX 77521-4649	10089010152 13617636100	02/12/2025	03/02/2025	58	-	-	\$5.64	\$5.24	-\$0.00	\$10.88
F 1700 BOB SMITH RD APT 801 BAYTOWN, TX 77521-4649	10089010152 13617668100	02/12/2025	03/12/2025	14	-	-	\$3.64	\$5.09	-\$0.00	\$8.73
F 1700 BOB SMITH RD APT 916 BAYTOWN, TX 77521-4650	10089010152 13617680100	02/12/2025	03/04/2025	23	-	-	\$4.05	\$4.00	-\$0.00	\$8.05
<b>Totals</b>				<b>382</b>			<b>\$50.42</b>	<b>\$54.60</b>	<b>\$0.00</b>	<b>\$105.02</b>

**Customer Name:**  
BAY OAKS (BT3) LLC

**Account Number:**  
100067764689

**Invoice Number:**  
055078548035

**Invoice Date:**  
03/15/2025

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Service Address	ESI ID	Previous Meter Read	Current Meter Read	Total Consumption (kWh)	Actual Demand (kW/kVa)	Billed Demand (kW/kVa)	Total Commercial Charges (REP)	Total Distribution Charges (TDU)	Total Taxes	Total
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**Debits** **\$135.09**

**Current Charges** **\$240.11**



Customer Name: BAY OAKS (BT3) LLC  
 Account Number: 100067764689  
 Invoice Number: 055078548035  
 Invoice Date: 03/15/2025

This is your final bill for this service location.

**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 1102 BAYTOWN, TX 77521-4650  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617758100

The average price you paid for electric service this month was 21.8 cents per kWh excluding taxes and non-recurring charges or credits.

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
I89200528	21	Actual	02/12/2025	97434	03/04/2025	97479	1.00	45		
<b>TOTAL</b>								45	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	2.00
Gross Receipts Reimb	\$	0.10

**Electric Service Distribution**

**Service Period: 02/12/2025 to 03/04/2025**

TDU Delivery Charges	\$	4.87
Gross Receipts Reimb	\$	0.10
<b>Subtotal</b>	<b>\$</b>	<b>4.97</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>5.05</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>4.97</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>10.02</b>
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**Account Number:** 100067764689  
**Invoice Number:** 055078548035  
**Invoice Date:** 03/15/2025

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**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 1104 BAYTOWN, TX 77521-4650  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617760100

The average price you paid for electric service this month was 53.8 cents per kWh excluding taxes and non-recurring charges or credits.

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
I64656403	21	Actual	02/12/2025	7420	03/04/2025	7433	1.00	13		
<b>TOTAL</b>								13	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	0.58
Gross Receipts Reimb	\$	0.07

**Electric Service Distribution**

**Service Period: 02/12/2025 to 03/04/2025**

TDU Delivery Charges	\$	3.47
Gross Receipts Reimb	\$	0.07
<b>Subtotal</b>	<b>\$</b>	<b>3.54</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>3.60</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>3.54</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>7.14</b>
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Customer Name: BAY OAKS (BT3) LLC  
 Account Number: 100067764689  
 Invoice Number: 055078548035  
 Invoice Date: 03/15/2025

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**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 1110 BAYTOWN, TX 77521-4651  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617766100

The average price you paid for electric service this month was 14.4 cents per kWh excluding taxes and non-recurring charges or credits.

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
I356289095	9	Actual	02/12/2025	1555	02/20/2025	1644	1.00	89		
<b>TOTAL</b>								89	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	3.96
Gross Receipts Reimb	\$	0.14

**Electric Service Distribution**

**Service Period: 02/12/2025 to 02/20/2025**

TDU Delivery Charges	\$	5.92
Gross Receipts Reimb	\$	0.12
<b>Subtotal</b>	<b>\$</b>	<b>6.04</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>7.05</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>6.04</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>13.09</b>
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**Customer Name:** BAY OAKS (BT3) LLC  
**Account Number:** 100067764689  
**Invoice Number:** 055078548035  
**Invoice Date:** 03/15/2025

**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 1211 BAYTOWN, TX 77521-4651  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617804100

The average price you paid for electric service this month was 192.3 cents per kWh excluding taxes and non-recurring charges or credits.

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
I92953167	29	Actual	02/12/2025	60835	03/12/2025	60839	1.00	4		
<b>TOTAL</b>								4	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	0.18
Gross Receipts Reimb	\$	0.06

**Electric Service Distribution**

**Service Period: 02/12/2025 to 03/12/2025**

TDU Delivery Charges	\$	4.56
Gross Receipts Reimb	\$	0.09
<b>Subtotal</b>	<b>\$</b>	<b>4.65</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>3.19</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>4.65</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>7.84</b>
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 Account Number: 100067764689  
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 Invoice Date: 03/15/2025

**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 1215 BAYTOWN, TX 77521-4652  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617796100

The average price you paid for electric service this month was 253.3 cents per kWh excluding taxes and non-recurring charges or credits.

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
I351047771	29	Actual	02/12/2025	4793	03/12/2025	4796	1.00	3		
<b>TOTAL</b>								3	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	0.13
Gross Receipts Reimb	\$	0.06

**Electric Service Distribution**

**Service Period: 02/12/2025 to 03/12/2025**

TDU Delivery Charges	\$	4.52
Gross Receipts Reimb	\$	0.09
<b>Subtotal</b>	<b>\$</b>	<b>4.61</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>3.14</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>4.61</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>7.75</b>
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**Customer Name:** BAY OAKS (BT3) LLC  
**Account Number:** 100067764689  
**Invoice Number:** 055078548035  
**Invoice Date:** 03/15/2025

This is your final bill for this service location.

**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 403 BAYTOWN, TX 77521-4648  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617582100

The average price you paid for electric service this month was 32.2 cents per kWh excluding taxes and non-recurring charges or credits.

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
I65673370	21	Actual	02/12/2025	13418	03/04/2025	13443	1.00	25		
<b>TOTAL</b>								25	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	1.11
Gross Receipts Reimb	\$	0.08

**Electric Service Distribution**

**Service Period: 02/12/2025 to 03/04/2025**

TDU Delivery Charges	\$	4.00
Gross Receipts Reimb	\$	0.08
<b>Subtotal</b>	<b>\$</b>	<b>4.08</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>4.14</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>4.08</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>8.22</b>
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Customer Name: BAY OAKS (BT3) LLC  
 Account Number: 100067764689  
 Invoice Number: 055078548035  
 Invoice Date: 03/15/2025

This is your final bill for this service location.

**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 502 BAYTOWN, TX 77521-4648  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617598100

The average price you paid for electric service this month was 18.7 cents per kWh excluding taxes and non-recurring charges or credits.

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
I64654845	22	Actual	02/12/2025	15129	03/05/2025	15190	1.00	61		
<b>TOTAL</b>								61	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	2.71
Gross Receipts Reimb	\$	0.12

**Electric Service Distribution**

**Service Period: 02/12/2025 to 03/05/2025**

TDU Delivery Charges	\$	5.72
Gross Receipts Reimb	\$	0.11
<b>Subtotal</b>	<b>\$</b>	<b>5.83</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>5.78</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>5.83</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>11.61</b>
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**Customer Name:** BAY OAKS (BT3) LLC  
**Account Number:** 100067764689  
**Invoice Number:** 055078548035  
**Invoice Date:** 03/15/2025

**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 608 BAYTOWN, TX 77521-4649  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617640100

The average price you paid for electric service this month was 24.4 cents per kWh excluding taxes and non-recurring charges or credits.

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
I64658436	29	Actual	02/12/2025	31969	03/12/2025	32016	1.00	47		
<b>TOTAL</b>								47	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	2.09
Gross Receipts Reimb	\$	0.10

**Electric Service Distribution**

**Service Period: 02/12/2025 to 03/12/2025**

TDU Delivery Charges	\$	6.42
Gross Receipts Reimb	\$	0.13
<b>Subtotal</b>	<b>\$</b>	<b>6.55</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>5.14</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>6.55</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>11.69</b>
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**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 612 BAYTOWN, TX 77521-4649  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617636100

The average price you paid for electric service this month was 18.4 cents per kWh excluding taxes and non-recurring charges or credits.

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
I92053583	19	Actual	02/12/2025	85994	03/02/2025	86052	1.00	58		
<b>TOTAL</b>								58	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	2.58
Gross Receipts Reimb	\$	0.11

**Electric Service Distribution**

**Service Period: 02/12/2025 to 03/02/2025**

TDU Delivery Charges	\$	5.14
Gross Receipts Reimb	\$	0.10
<b>Subtotal</b>	<b>\$</b>	<b>5.24</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>5.64</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>5.24</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>10.88</b>
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**Customer Name:** BAY OAKS (BT3) LLC  
**Account Number:** 100067764689  
**Invoice Number:** 055078548035  
**Invoice Date:** 03/15/2025

**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 801 BAYTOWN, TX 77521-4649  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617668100

The average price you paid for electric service this month was 61.1 cents per kWh excluding taxes and non-recurring charges or credits.

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
I64656386	29	Actual	02/12/2025	70751	03/12/2025	70765	1.00	14		
<b>TOTAL</b>								14	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	0.62
Gross Receipts Reimb	\$	0.07

**Electric Service Distribution**

**Service Period: 02/12/2025 to 03/12/2025**

TDU Delivery Charges	\$	4.99
Gross Receipts Reimb	\$	0.10
<b>Subtotal</b>	<b>\$</b>	<b>5.09</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>3.64</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>5.09</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>8.73</b>
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**ESI ID Detail:**

**Service Address:** 1700 BOB SMITH RD APT 916 BAYTOWN, TX 77521-4650  
**Product:** Property Flex<sup>SM</sup>

**ESI ID:** 1008901015213617680100

The average price you paid for electric service this month was 34.3 cents per kWh excluding taxes and non-recurring charges or credits.

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
I64656368	21	Actual	02/12/2025	2441	03/04/2025	2464	1.00	23		
<b>TOTAL</b>								23	0	0

**Electric Service Commercial**

**TXU Energy Property Flex<sup>SM</sup>**

Base Charge	\$	2.95
Energy Charge	\$	1.02
Gross Receipts Reimb	\$	0.08

**Electric Service Distribution**

**Service Period: 02/12/2025 to 03/04/2025**

TDU Delivery Charges	\$	3.92
Gross Receipts Reimb	\$	0.08
<b>Subtotal</b>	<b>\$</b>	<b>4.00</b>

<b>Commercial Charges for Period</b>	<b>\$</b>	<b>4.05</b>
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<b>Total Charges for Meter ID</b>	<b>\$</b>	<b>8.05</b>
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<b>Current Charges</b>	<b>\$</b>	<b>240.11</b>
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<b>Distribution Charges for Period</b>	<b>\$</b>	<b>4.00</b>
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