



**Energy Center Pittsburgh LLC**  
111 South Commons  
Pittsburgh, PA 15212

December 22, 2025

Mr. Matthew L. Homsher, Secretary, PA Public Utility Commission  
Commonwealth Keystone Building  
400 North Street – Filing Room (2nd Floor)  
Harrisburg, PA 17120

**Re: Energy Center Pittsburgh LLC  
Reconciliation of Prior Period “e” Factor  
July 1, 2024 – June 30, 2025  
Revision of Docket M-2025-3056547**

Dear Secretary Homsher:

Enclosed for filing with the Commission is Energy Center Pittsburgh’s 1307 (e) filing for the period July 1, 2024 – June 30, 2025 for the North Shore plant, revised for an audit finding in our most recent audit report from the PUC Bureau of Audits. Please note that the 1307 e has not changed, the only revision to Docket M-2025-3056547 is to the prior year e factor for the chilled water cost rate, due to the audit finding/error. As noted below, Energy Center Pittsburgh has provided copies of the enclosed calculation to the three public advocates.

You may contact me directly with questions at [Carrie.yanez@cordiaenergy.com](mailto:Carrie.yanez@cordiaenergy.com). Thank you for your attention to this matter.

Sincerely,

*Carrie R. Yanez, CPA*

Energy Center Pittsburgh LLC  
Carrie R. Yanez, CPA

Enclosures

cc: Office of Consumer Advocate  
Office of Small Business Advocate

Bureau of Investigation & Enforcement  
Derek Vandevort (Bureau of Audits) [via email]  
Chris Yother, CPA (Bureau of Audits) [via email]  
Lori Burger (Bureau of Audits) [via email]  
David Zambito, Esq. [via email]

**Energy Center Pittsburgh  
North Shore Plant  
Statement of Over/Under Collections  
For Fuel Year 07/01/2024 to 06/30/2025**

	SCR Revenue Billed	Steam Fuel Cost per Actual Costs	Over / (Under) Collect	Interest Rate	Interest Period	Interest	Total Over / (Under) Collections
Steam	\$	\$	\$	%		\$	\$
Jul	\$ 182,097.49	\$ 179,308.95	2,788.54	7.00%	20	325.33	3,113.87
Aug	\$ 157,899.16	\$ 163,603.79	(5,704.64)	7.00%	19	(632.26)	(6,336.90)
Sep	\$ 149,150.34	\$ 159,415.97	(10,265.63)	7.00%	18	(1,077.89)	(11,343.52)
Oct	\$ 242,592.40	\$ 234,265.52	8,326.88	6.50%	17	766.77	9,093.65
Nov	\$ 235,036.10	\$ 200,411.67	34,624.43	6.50%	16	3,000.78	37,625.21
Dec	\$ 337,557.95	\$ 340,242.03	(2,684.07)	6.75%	15	(226.47)	(2,910.54)
Jan	\$ 425,745.83	\$ 584,079.31	(158,333.48)	7.00%	14	(12,930.57)	(171,264.05)
Feb	\$ 454,991.95	\$ 435,893.89	19,098.06	7.00%	13	1,448.27	20,546.33
March	\$ 435,260.63	\$ 349,024.67	86,235.96	7.25%	12	6,252.11	92,488.07
April	\$ 328,735.32	\$ 294,649.68	34,085.64	7.00%	11	2,187.16	36,272.80
May	\$ 190,703.46	\$ 189,471.78	1,231.68	7.00%	10	71.85	1,303.53
June	\$ 169,361.80	\$ 177,378.18	(8,016.38)	7.00%	9	814.92	(7,201.46)
<b>Subtotal</b>	<b>\$ 3,309,132.42</b>	<b>\$ 3,307,745.45</b>	<b>\$ 1,386.96</b>			\$ -	\$ 1,386.96
	\$ -		<i>Over-Collected</i>				<i>Over-Collected</i>

	CWCR Revenue Billed	ChW Fuel Cost per Actual Costs	Over / (Under) Collect	Revised Interest Rate	Interest Period	Interest	Total Over (Under) Collections
Chilled Water	\$	\$	\$	%		\$	\$
Jul	355,203.85	345,207.03	9,996.82	7.00%	20	1,166.30	11,163.12
Aug	302,648.51	298,117.77	4,530.74	7.00%	19	502.16	5,032.90
Sep	217,725.95	228,155.45	(10,429.51)	7.00%	18	(1,095.10)	(11,524.61)
Oct	159,558.99	162,314.62	(2,755.62)	6.50%	17	(253.75)	(3,009.37)
Nov	127,381.07	122,851.95	4,529.12	6.50%	16	392.52	4,921.64
Dec	79,928.24	73,316.15	6,612.08	6.75%	15	557.89	7,169.97
Jan	85,972.16	102,623.91	(16,651.75)	7.00%	14	(1,359.89)	(18,011.64)
Feb	138,514.71	115,799.79	22,714.92	7.00%	13	1,722.55	24,437.47
March	127,292.03	118,110.27	9,181.77	7.25%	12	665.68	9,847.45
April	135,514.02	152,173.96	(16,659.95)	7.00%	11	(1,069.01)	(17,728.96)
May	224,831.23	193,050.67	31,780.56	7.00%	10	1,853.87	33,634.43
June	211,408.44	253,840.07	(42,431.62)	7.00%	9	(2,227.66)	(44,659.28)
<b>Subtotal</b>	<b>\$ 2,165,979.21</b>	<b>\$ 2,165,561.65</b>	<b>\$ 417.55</b>			\$ 855.56	\$ 1,273.11
			<i>Over-Collected</i>				<i>Over-Collected</i>
<b>Totals</b>	<b>\$ 5,475,111.62</b>	<b>\$ 5,473,307.11</b>	<b>\$ 1,804.52</b>			<b>\$ 855.56</b>	<b>\$ 2,660.08</b>
							<i>Over-Collected</i>

**Energy Center Pittsburgh  
North Shore Plant  
Reconciliation of Prior Period "e" Factor  
For Fuel Year 07/01/2024 to 06/30/2025**

					Amount Collected for Previous Year Over/(Under) Collected					
06.30.2024	Prior balance from 2024 1307(e)filing				\$	41,528.31	\$	(73,947.62)	\$	(32,419.31)
					<i>Over-Collected</i>			<i>Under-Collected</i>		
	Steam sales (Mlbs)	PY SCR Rate Billed	ChW Sales (Ton hrs)	PY CWCR Rate Billed	Steam Collections/ (Refunds)	Chilled Water Collections/ (Refunds)	Total			
Jul	18,771.3	(0.014599)	4,456,146.0	(0.003280)	(274.04)	(14,616.16)	(14,890.20)			
Aug	17,061.3	(0.014599)	3,834,780.0	(0.003280)	(249.08)	(12,578.08)	(12,827.16)			
Sep	17,186.3	(0.111253)	3,251,388.0	0.002799	(1,912.03)	9,100.64	7,188.60			
Oct	22,661.4	(0.111253)	2,336,902.0	0.002799	(2,521.15)	6,540.99	4,019.84			
Nov	30,586.9	(0.111253)	1,763,548.0	0.002799	(3,402.88)	4,936.17	1,533.29			
Dec	43,605.9	(0.111253)	958,694.0	0.002799	(4,851.29)	2,683.38	(2,167.90)			
Jan	55,728.7	(0.111253)	977,723.0	0.002799	(6,199.99)	2,736.65	(3,463.34)			
Feb	49,604.8	(0.111253)	825,854.0	0.002799	(5,518.68)	2,311.57	(3,207.12)			
March	38,971.7	(0.111253)	1,255,556.0	0.002799	(4,335.72)	3,514.30	(821.42)			
April	30,053.7	(0.111253)	1,526,265.0	0.002799	(3,343.57)	4,272.02	928.45			
May	20,148.2	(0.111253)	2,069,126.0	0.002799	(2,241.55)	5,791.48	3,549.94			
June	19,525.4	(0.111253)	2,740,013.0	0.002799	(2,172.26)	7,669.30	5,497.03			
<b>Total</b>	<b>363,905.7</b>		<b>25,995,995.0</b>		<b>\$ (37,022.23)</b>	<b>\$ 22,362.25</b>	<b>\$</b>	<b>(14,659.98)</b>		
June	<b>Balance of Prior Year "E" factor</b>				<b>\$ 4,506.08</b>	<b>\$ (51,585.37)</b>	<b>\$</b>	<b>(47,079.29)</b>		
June	<b>Balance of Current Year Fuel Cost Recovery</b>				<b>\$ 1,386.96</b>	<b>\$ 1,273.11</b>	<b>\$</b>	<b>2,660.08</b>		
					<b>\$ 5,893.05</b>	<b>\$ (50,312.26)</b>	<b>\$</b>	<b>(44,419.21)</b>		
					<i>Over-Collected</i>	<i>Under-Collected</i>		<i>Under-Collected</i>		
					<b>355,334</b>	<b>26,160,284</b>				
					<b>\$ (0.016585)</b>	<b>\$ 0.001923</b>				
					<b>per Mlb</b>	<b>per Ton Hr</b>				
<b>Audit finding Docket # D-2025-3053198 for the 12 month period ended June 30, 2022. \$59,106 ChW</b>					<b>\$ -</b>	<b>\$ 59,106.00</b>	<b>\$</b>	<b>59,106.00</b>		
<b>Audit finding Docket # D-2025-3053198 for the 12 month period ended June 30, 2022. Interest accrued</b>					<b>\$ -</b>	<b>\$ 16,299.80</b>	<b>\$</b>	<b>16,299.80</b>		
<b>Audit finding over-collection plus interest</b>					#N/A	<b>\$ 75,405.80</b>	<b>\$</b>	<b>75,405.80</b>		
						<i>Over-Collected</i>		<i>Over-Collected</i>		
						<b>19,758,919</b>				
					<b>\$ -</b>	<b>\$ (0.003816)</b>				
					<b>per Ton Hr</b>					
					<b>\$ (0.016585)</b>	<b>\$ 0.001923</b>				
					<b>\$ (0.016585)</b>	<b>\$ (0.001893)</b>				