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February 26, 2013

Dear Anna,

Firstly, I want to congratulate you on the purchase of your new home. I hope it will give you and your daughter much happiness.

As we are nearing the end of your rental of 64 Towd Point Road on Tuesday, April 2, 2013 – now only five weeks away – I wanted to give you a preliminary accounting.

You gave me a security deposit of \$3,500 and a utilities deposit of \$2,600 by checks dated April 26, 2012. As I did not provide you with a monthly accounting, per the rental agreement, I also did not ask you for the additional utilities deposit of \$3,250, which, under the agreement, you were required to provide me on September 1, 2012.

This is what we have so far: a total of \$4,410.05 for utilities, which breaks down as follows:

**Electric** .....\$436.66

6/20/12.....\$39.63  
7/23/12.....\$109.23  
8/20/12.....\$27.87  
9/24/12.....\$142.72  
11/20/12.....\$108.74  
1/22/13.....\$8.47

**Oil** (for heat, hot water).....\$623.08

(162.8 gallons @ \$3.68.9,  
plus treatment (\$7.50) delivered 12/24/12)

**Water** .....\$178.31

Aug 15, 2012.....\$62.12  
Feb. 19, 2013.....\$116.19

**Cable, internet, wifi** .....\$1,247.00  
(\$124.70 monthly x 10)

**Gardening & Outdoor grounds maintenance**.....\$1,925.00

lawn/gardening: (\$75/wk) May-November & supplies: mulch, wood chips,  
weedkiller, fertilizer, seed, soil, annuals (marigolds, petunias, impatience, etc.)

Deducting this \$4,410.05 utilities expense from your \$2,600 utilities deposit means that I have advanced you \$1,810.05 in utilities. Please, therefore, mail me the further \$3,250 utilities deposit that had been due on September 1, 2012, by next Monday, March 4, 2013, to reimburse me for my \$1,810.05 outlay. That will leave \$1,439.95 to cover your further utilities – most significantly, refill of the oil tank. Let me know if you prefer to deposit a check directly into my Citibank account and I will provide you the number.

Please note, I have not charged you for my time or expenses associated with the three trips I made to the house which were necessary because you were not there and available for what was required.

So that there would not be any Hurricane Sandy storm damage – and because you were in the City and apparently not intending to secure the house and grounds from the storm – I drove to the house on Sunday, October 28, 2012. I stopped at Home Depot to buy tape and plastic tarp – and then spent several hours taping the windows and bringing in all outdoor furniture, with the exception of the two outdoor dining tables, which I upended. I also brought indoors all outdoor furniture and the kiyaks, as well as your very many belongings that would have been destroyed and lost by the storm, including glass candle lanterns, toys, your daughter's bicycle, and paper decorations.

Before that, in September, when you alerted me to the mole problem and that the dryer was not working, I immediately arranged for Howard to come over and assess the situation – and then, following his report to me, promptly called an exterminator and purchased a new dryer and washer. Again, because you were not in the house, it was necessary for me to drive out to be there for installation, on Tuesday, November 27, 2012.

Likewise, upon your alerting me to the problem with the hotwater heater and toilet on Saturday, February 2, 2013, I called Howard to come over – which he did on that Saturday night so that, at least temporarily, he could fix the situation, for which I paid him. Upon his alerting me, however, that I needed to call for repair of the hotwater heater and order a part for the toilet, I immediately did so. Again, because you were not in the house, it was necessary for me to drive out for the repairs, on Tuesday, February 12, 2013.

Thank you.

A handwritten signature in cursive script, appearing to read "Elena", followed by a long horizontal line extending to the right.