



Bilu Law, P.A.

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INVOICE

Number	3525
Issue Date	10/15/2024
Due Date	10/24/2024
Matter	General Counsel Tax Deed Sale Issue
Email	florida_office@mail.ru

Bill To:

Yulia Abramova
3020 NE 32nd Ave
Suite 305
Fort Lauderdale, FL 33308
USA

Time Entries

Time Entries	Billed By	Rate	Hours	Sub
Review/analyze 9/3/2024 Reviewed and responded to client emails re: status update, drafted email to client re: lack of payment; discussion with AV re: same.	Ron S. Bilu	\$450.00	0.40	\$180.00
Communicate (with client) 9/3/2024 Reviewed online docket, client docs, and broward county tax deed information website, Drafted email with case status update, updated on communications with OC, responded to client's queries and emailed to client pursuant to client's request.	Ron S. Bilu	\$450.00	0.70	\$315.00
Communicate (other external) 9/9/2024 Reviewed file/status. (0.1) Follow up email to tax deed division regarding disbursement of surplus funds. (0.1)	Andrea Valencia	\$450.00	0.20	\$90.00
Communicate (other external) 9/11/2024 Called Broward County Tax Deed Section regarding the Expected Surplus Disbursement Check and to obtain an Expected Timeframe for Arrival.	Juan Carlos Claros	\$225.00	0.10	\$22.50

Time Entries	Billed By	Rate	Hours	Sub
Communicate (in firm) 9/17/2024 Received/reviewed check from Broward County Tax Collector with surplus refund in the amount of \$45,320.33. (0.1) Discussions with paralegal, J. Claros, with request to call Broward County to confirm amounts of claim versus amounts received. (0.1) Received NOA and MXT to Respond to Complaint. (0.2)	Andrea Valencia	\$450.00	0.40	\$180.00
Review/analyze 9/18/2024 Received/reviewed check from Broward County Tax Collector with surplus refund in the amount of \$45,320.33. (0.1), Discussions with AV re: amounts of claim versus amounts received. (0.2), Received & Reviewed NOA and MXT to Respond to Complaint filed by OC. (0.2)	Ron S. Bilu	\$450.00	0.50	\$225.00
Research 9/19/2024 Reviewed 57.105 letter & motion received from OC re: complaint and Broward County as indispensable party. Conducted legal research on issue. Discussion with litigation team.	Ron S. Bilu	\$450.00	1.90	\$855.00
Review/analyze 9/20/2024 Reviewed email from Broward County Tax Collector re: surplus funds, conference with AV re: next steps, legal strategy	Ron S. Bilu	\$450.00	0.50	\$225.00
Review/analyze 9/20/2024 Reviewed email from Broward County tax collector, conference with RSB re: legal strategy.	Andrea Valencia	\$450.00	0.50	\$225.00
Draft/review 10/9/2024 Research regarding entity to add as defendant for tax collector and discussions regarding same with legal team. (0.3) Drafted summons for Defendant, Broward County. (0.2) Research regarding quiet title action and review of 57.105. (0.8) Prepared initial draft of Amended Complaint and notes for discussion with legal team. (0.5)	Andrea Valencia	\$450.00	1.80	\$810.00
Review/analyze 10/9/2024 Reviewed research regarding entity to add as defendant for tax collector and discussions regarding same with legal team. (0.3); Reviewed research regarding quiet title action and review of 57.105. (0.6); Reviewed initial draft of Amended Complaint, discussion with legal team re: same & next steps (0.5). Drafted email to OC requesting settlement proposal & agreed extension of time to reply, reviewed reply email from OC and discussed with litigation team (0.6)	Ron S. Bilu	\$450.00	2.00	\$900.00
Communicate (in firm) 10/11/2024 Meeting with AV re: Amended Complaint and Notes Circulated, strategy discussion, directives issued. Emailed client re: potential settlement to conserve legal fees and costs associated with trial and extensive discovery.	Ron S. Bilu	\$450.00	1.10	\$495.00
Communicate (in firm) 10/11/2024 Meeting with partner, R. Bilu, re: Amended Complaint, notes, and strategy discussion. (0.8)	Andrea Valencia	\$450.00	0.80	\$360.00
Communicate (with client) 10/14/2024 Discussions with AV re client inquiries. (0.2) Reviewed client's email, Requested for paralegal, L. Peña, to reach out to client a second time re email sent for review. (0.1), Responded with a 2nd email clarifying email request, Reviewed client's email clarifying response (0.3). Emailed settlement offer to OC (0.3).	Ron S. Bilu	\$450.00	0.90	\$405.00

Time Entries	Billed By	Rate	Hours	Sub
Communicate (in firm) 10/14/2024 Discussions with partner, R. Bilu, re client inquiries. (0.2) Request for paralegal, L. Peña, to reach out to client re email sent for review. (0.1)	Andrea Valencia	\$450.00	0.30	\$135.00
Communicate (with client) 10/14/2024 Communicated with client, asked her to please read Ron's email from Friday 10/11/24, and respond with an amount she would authorize him to offer for settlement of her matter.	Blanca Lida Pena	\$295.00	0.10	\$29.50
Communicate (with client) 10/14/2024 called client & requested once again, to pls reply to Ron's email asap. (0.1)	Blanca Lida Pena	\$295.00	0.10	\$29.50
Draft/revise 10/15/2024 Finalized Amended Complaint and exhibits pursuant to discussions with partner (0.5) and circulated for final review prior to sending to client. (0.1)	Andrea Valencia	\$450.00	0.60	\$270.00
Draft/revise 10/15/2024 Reviewed and revised final Amended Complaint and exhibits pursuant to discussions with AV (0.3). Emails with litigation team (0.1).	Ron S. Bilu	\$450.00	0.40	\$180.00
Communicate (with client) 10/15/2024 Received and reviewed settlement counteroffer from OC with terms. Drafted email to client conveying settlement offer and firm's legal opinion on costs of settling matter vs. costs of continued litigation.	Ron S. Bilu	\$450.00	0.30	\$135.00
Time Entries Total			13.60	\$6,066.50

Total (USD)	\$6,066.50
Paid	\$0.00
Balance	\$6,066.50
Total Outstanding	\$6,066.50