

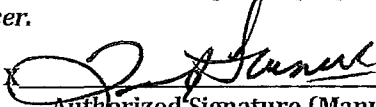
<p>DELIVER TO: City of Fort Pierce 100 North U.S. #1 Fort Pierce, FL 34950</p> <p>MAIL TO: City of Fort Pierce Procurement Dept. P.O. Box 1480 Fort Pierce, FL 34954-1480</p>	<p>REQUEST FOR PROPOSALS</p> <p>and</p> <p>PROPOSER ACKNOWLEDGMENT</p>
<p>Contact: Gelencia Carter, 772-467-3748</p>	<p>RFP No: 2015-046</p>
<p>Mandatory Pre-Bid Conference Date: N/A</p>	<p>RFP Title: SALE OR LEASE OF SURPLUS PROPERTY – 505 NORTH 7TH STREET</p>
<p>Mandatory Pre-Bid Location: N/A</p>	<p>RFP Opening Location: City of Ft. Pierce Procurement Dept. 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950</p>
<p>RFP Due Date & Time: 3:00 PM, THURSDAY, AUGUST 20, 2015</p>	<p>If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this department as soon as possible.</p>
<p>Proposer Name: Teresa Farnell</p> <p>Mailing Address: PO Box 1567 Ft. Pierce, FL 34947</p>	<p><i>I hereby certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this proposal for the proposer.</i></p> <p style="text-align: center;"> Authorized Signature (Manual)</p>
<p>City, State, Zip Code: Ft. Pierce, FL 34947</p>	<p>Typed or Printed Name: Teresa Farnell</p>
<p>Type of Entity (Circle One): Corporation Partnership Proprietorship</p>	<p>Title: Teresa Farnell / Chief Executive Officer</p>
<p>Incorporated in the State of: FL Year: 2007</p>	<p>Delivery in _____ days, ARO</p>
<p>Phone Number: 772-882-9194</p>	<p>Payment Terms: Net 30 Days</p>
<p>Fax Number: 772-242-1228</p>	<p>FEIN or SS Number: 11-383205201</p>
<p>E-Mail Address: tfarnell@daughtersfaith.org</p>	<p>Local Business: <input checked="" type="checkbox"/> N MWBE: <input checked="" type="checkbox"/> N</p>
<p>Bid Security is attached, when required, in the amount of \$ 0</p> <p style="text-align: center;">F.O.B. DESTINATION</p>	<p>If returning as a "No Bid" state reason: 501(c)3 non-profit organization</p>
<p>THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID</p>	

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SECTION I

GENERAL CONDITIONS, INSTRUCTIONS AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a Proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit three (3) complete sets (one [1] original and two [2] copies) of their proposal complete with all supporting documentation. **SUBMITTAL OF A PROPOSAL IN RESPONSE TO REQUEST FOR PROPOSAL CONSTITUTES AN OFFER BY THE PROPOSER.** Proposals, which do not comply with the requirements, may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSAL

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Proposer/Proposal Acknowledgment and on the Proposal Response Form. **FAILURE TO PROPERLY SIGN THE PROPOSAL SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD.** Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO BID

If not submitting a proposal, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals delivered after the time specified be considered; such

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If not submitting a proposal, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals delivered after the time specified be considered; such

proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Department shall serve as the official authority to determine lateness of any proposal. It is the Proposers sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, which for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after opening of the proposals. Proposal tabulations will be furnished on the web site: <http://www.purchasing.ci.fort-pierce.fl.us>.

6. **TAXES**

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Director of Administrative Services will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. **DISCOUNTS**

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for proposal evaluation purposes.

8. **MISTAKES**

- a. Proposers are expected to examine the specifications, delivery schedule, proposal prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail and the Proposer's total offer will be corrected accordingly.
- b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. **INVOICING AND PAYMENT**

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

- a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or purchase order document, and to be submitted to the Engineering Department at the address as stipulated on the Purchase Order.
- b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient

salient description to identify goods or service for which payment is requested; contain date of delivery; proposal number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as “partial”, “complete”, or “final” invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document.

- c. The invoice shall contain the Proposer’s Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect, and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer’s authorized signature on the Proposal Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 1. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal.

The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Department. All proposers should contact the City at least seven (7) calendar days before the proposal opening date

to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal packages from other sources.

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City's Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City's Purchasing Department in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum.

Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

14. DISPUTES

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the proposal protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their proposal the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposal. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility, or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORK PLACE (DFW)

Preference shall be given to business with Drug-Free Work Place (DFW) Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Department for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently \$10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals, or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Request for Proposal shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, Florida.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Department at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. **PATENTS AND ROYALTIES**

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. **ADVERTISING**

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. **ASSIGNMENT**

Any purchase order or contract issued pursuant to this Invitation to Proposal and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Department.

27. **COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH**

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be born by the Proposer.

28. **FACILITIES**

The City reserves the right to inspect the Proposer's facilities at any reasonable time, during normal working hours, with prior notice to determine that Proposer has a bona fide place of business, and is a responsible Proposer.

29. **REPRESENTATION**

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product proposal, and capable of producing or providing the items proposal, and so certify upon request.

30. **DISQUALIFICATION OF PROPOSER**

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be

subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Department. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing contract.

33. PUBLIC RECORDS

Upon award recommendation or ten days after opening, proposals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the Proposal, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary.

34. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Proposal. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE.

SECTION II

INSTRUCTIONS TO PROPOSERS

1. PROPOSAL OPENING

- 1.1 Proposals are due on or before **3:00 PM, Tuesday, August 20, 2015**. Three (3) copies (one original and two copies) of sealed proposals shall be mailed or delivered to:

Delivery Address:
City of Fort Pierce
100 North U.S. #1
Fort Pierce, FL 34950

Mailing Address:
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954-1480

Copies of the proposal documents are available electronically from the Procurement Department by e-mail request to biddesk@city-ftpierce.com on the web site of Demandstar.com (www.demandstar.com) and City of Fort Pierce's website (www.cityoffortpierce.com)

Any qualifications proposals received after the designated time and date listed above will be returned unopened.

- 1.2 All proposals and qualifications will be publicly opened at the time and place specified. In accordance with Section 2-63(2)d of the City of Fort Pierce Code, "No proposals shall be handled so as to permit disclosure of the identity of any offeror or the contents of any proposal to competing offerors during the process of negotiation. A register of proposals shall be prepared containing the name of each offeror, the number of modifications received, if any, and a description sufficient to identify the item offered. **The register of proposals shall be open for public [viewing] only after contract award.**"

2. SITE VISIT

- 2.1 A **Site-Visit will be held from 10:00 AM to 11:00 AM, Thursday, August 6, 2015**. Individuals or firms interested in submitting a proposal and would like to have access to the building, should attend this site visit.
- 2.2 This date and time will be the only opportunity that access will be granted to the building.

3. **INQUIRIES/QUESTIONS**

3.1 All inquiries will be in a written format and addressed to City of Fort Pierce Deputy City Manager with a copy to the Purchasing Manager:

TO

City of Fort Pierce
Nick Mimms
Deputy City Manager
P. O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 460-6847
Email: nmimms@city-ftpierce.com

COPY

City of Fort Pierce
Gelencia Carter
Purchasing Manager
P.O. Box 1480
Fort Pierce, FL 34954-1480
Fax: (772) 595-9948
Email: biddesk@city-ftpierce.com

3.2 No inquiries will be received within seven (7) calendar days of proposal closing date, **Monday, August 17, 2015, 5:00 P.M.**

4. **MINORITY PARTICIPATION AND OUTREACH PROGRAM**

Describe your firm's program and/or policies in regard to minority and non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

5. **PURCHASING CARD PROGRAM**

5.1 The City has implemented a **Purchasing Card Program**. The selected Proposers(s) can take advantage of this program and in consideration receive payment within several days, instead of the City's policy of Net 30 Days After Receipt of Invoice (ARI). **Any percentage off the bid price for the acceptance of Visa will be considered in the bid award.** If no such percentage is given, the City shall assume 0% discount applies.

5.2 Proposers are requested to state on the Bid Response Form, if they will honor the VISA Purchasing Card. In the event of failure on the part of the Proposer to make this statement, the City shall assume the purchase or Contract price shall be governed by the Net 30 ARI (after receipt of invoice).

SECTION III

STATEMENT OF WORK

PURPOSE

The City of Fort Pierce and Redevelopment Agency is seeking proposals from firms, and legal entities interested in sale or lease of property located at 505 North 7th Street. The purpose of this request is to reduce the City/Agency's expenditures concerning property maintenance and provide revenue to the City.

TERMS AND CONDITIONS

Sale Of Property

Sale of these properties will be "as is" and title will be transferred via a Quit Claim Deed. The City will be conveying title to the property by Quit Claim Deed without warranty of title. The City makes no representation that the property is free and clear of all liens and encumbrances.

The sale shall be conditioned upon the offer, use of the property, proposed improvements, timetable for making improvements, the number of job opportunities created and the bidder's business and financial plan.

A proposal must be submitted for each location separately. The Bidder will be responsible for all costs to meet code requirements, and other construction cost, if necessary.

Lease Of Property

The City anticipates entering into a lease with the proposer who submits the proposal judged by the Evaluation Committee to be most advantageous. Selection of the proposal will be based on the financial standing of the proposer, lease rate proposed, ability to construct in a timely manner (if required), and investment in upkeep and appearance of the facilities on-site or any to be constructed.

The proposer understands that this RFP does not constitute an agreement or a lease with the proposer. An official lease or agreement is not binding until proposals are reviewed and accepted by the City Commission and a written agreement or lease is approved by both the City and the successful proposer.

Insurance requirements will be determined based on the type of use proposed.

PROPERTY LEGAL DESCRIPTION

505 North 7th Street

Parcel ID#2410-601-0134-000-8

FEE AND MAY'S RE-S/D BLKK LOTS 1, 2,3, 18 AND 20 (MAP 24/10 C)

DEPOSIT

Sealed proposals with a security deposit of five percent (5%) of the purchase price, in the form of a certified or cashier's check, payable to the City of Fort Pierce, must be submitted together with the signed Offer to Purchase/Bid Form attached Property Narrative hereto as Attachment A. The security deposit will be returned if the bid is not accepted within sixty (60) days of opening. Should the proposal be accepted the deposit will be applied to the purchase cost.

AWARD

Award will be subject to the highest acceptable offer received that adds value to the property, adds jobs to the current market and is determined to be in the best interests of the City. Selection will be based on proposals executing the City's form of Offer to Purchase/Bid Form, Proposed Use of Property Narrative, Business and Financial Plans and supporting documentation. The sale is subject to final approval of the City Commission. The City reserves the right to reject any or all offers.

PROPOSAL TO LEASE

If you are interested in leasing, please provide the following information:

- ❖ Proposed use of the available space for lease
- ❖ Proposed property improvements
- ❖ Target date for occupation of space
- ❖ Business Plan
- ❖ Financial Plan, including the price per square foot
- ❖ References – List individuals or firms with knowledge of the proponent's ability to operate a business. State the following: Name, Firm, Title, Address, Telephone and Nature of Association
- ❖ Information regarding past experience

SUBMITTAL REQUIREMENTS

In order to assist the City's review process, qualifications shall be prepared utilizing a tabbed format. Each of the required sections shall begin a new page and be separately tabbed or identified as listed above (i.e. **Tab A**- Propose Use of Property, **Tab B** –Proposed Property Improvements, **Section A** – Target Date for Occupation of Space, **Tab C**. Business Plan, **Tab D** - Financial Plan, **Tab E** – References, **Tab F**- Past Experience

OFFER TO PURCHASE

If you would like to make an offer to purchase any of the listed properties, please complete the **Offer to Purchase/Bid Response Form** and the **Property Narrative**. If an offer is being made for multiple properties an individual **Property Narrative** should be completed for each one.



OFFER TO PURCHASE/BID FORM

RFP NO. 2015-046

Teresa Farnell herein called the Buyer(s), hereby offer(s) and agree(s) to purchase from the City of Fort Pierce, a Municipal Corporation, hereinafter called the City, at the price subject to the terms, conditions, reservations, restrictions, and covenants herein stated, (see attachment(s)), and easements, encumbrances and other matters of record, and to all zoning, building or other Laws or Ordinances, the following described property.

In order to constitute an acceptable offer to purchase (bid), all information requested below must be provided. The form must be submitted in triplicate in a sealed envelope bearing on the outside the name of the bidder, its address, and **RFP No. 2015-046, Sale or Lease of Surplus Property – 505 North 7th Street.**

Name of Bidder: Teresa Farnell/Zion's Daughters of Distinction (ZDOD)

Address of Bidder: PO Box 1567 Southwest Dr

City, State, Zip: Ft. Pierce, FL 34947

Telephone Number: 772-882-9194

Fax Number: 772-242-1228 **Email Address:** www.daughtersfaith.org

PROPERTIES

ADDRESS	OFFERED BID AMOUNT	5% BID SECURITY AMOUNT
505 North 7 th Street	\$ <u>1.00</u>	\$ <u>1.00</u>

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce and Fort Pierce Development Agency in awarding the specified Bid, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement.



Bidder of Authorized Representative

Teresa Farnell

Typed Name

ICEO

Date

8/19/15

ATTACHMENT A
PROPERTY NARRATIVE



PROPOSAL RESPONSE FORM

505 North 7th Street

Property Address

Teresa Farnell/Zion's Daughters of Distinction (ZDOD)

Print or Type Name of Buyer(s)

PO Box 1567

Address (Street / City, State and Zip Code)

Ft. Pierce, FL 34947

772-882-9194

Area Code and Telephone Number

Proposed Use of Property:

The property will be used as a K-5 school.

(Use additional sheets, if necessary)

Proposed Property Improvements:

Resurfacing of play ground area to included playground equipment.

Painting of the exterior and interior of the building

Cameras and lighting installed on the exterior and interior corridors.

Magnetic door/card key entry exterior intercom at the entrance door.

(Use additional sheets, if necessary)

Timetable for Making Improvements:

9 months from August 30, 2015 with completion by May 30th 2016

(Use additional sheets, if necessary)

PROPERTY NARRATIVE

505 North 7th Street

Property Address

Proposed Job Creation:

Phase I: Year 1 -36 jobs will be created

Phase II: Year 2-100 jobs

Phase III: Year 3-150 jobs

(Use additional sheets, if necessary)

Business Plan (attachment):

Please see attachment

(Use additional sheets, if necessary)

Financial Plan (attachment):

Please see attachment

(Use additional sheets, if necessary)

Exceptions to Request for Proposal (attachment):

(Use additional sheets, if necessary)

Signature of Buyer(s)

Date

CITY OF FORT PIERCE PROPOSER'S CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline~ it is the responsibility of each Proposer to read and comply with the Request for Proposal in its entirety.

Check "Yes" or "No" to each of the following:	YES	NO
Is Request for Proposal cover page (page 1) completed, signed and attached?	✓ _____	_____ _____
All prices have been reviewed for mathematical accuracy, all price corrections initialed, and all price extensions and totals thoroughly checked.	✓ _____	_____ _____
Include proof of proper licensing as stated in proposal documents. (NOT APPLICABLE).	✓ _____	_____ _____
Include proof of proper insurance and if we are selected, agree to meet the City's insurance requirements, as stated in proposal documents (NOT APPLICABLE).	✓ _____	_____ _____
Proposal envelope is marked accordingly.	✓ _____	_____ _____
Are three (3) complete proposal packages included (one original and two copies)?	✓ _____	_____ _____
Is each Addendum (when issued) signed and included?	✓ _____	_____ _____

PLEASE SIGN AND RETURN WITH PROPOSAL





CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
7/15/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

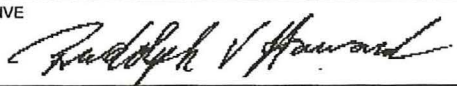
PRODUCER Howard Insurance & Assoc 600 SW Darwin Blvd # 206 Port St. Lucie, FL 34953 A124019	CONTACT NAME: PHONE (A/C No. Ext): (772) 343-9878	FAX (A/C. No.): (772) 343-9884	
	E-MAIL ADDRESS: rudy@rvhoward.com		
INSURED Zion's Daughters if Distinction Ministry Inc 707 N 7 ST Fort Pierce, FL 34950	INSURER(S) AFFORDING COVERAGE		NAIC#
	INSURER A: Travelers Insurance-Select		
	INSURER B: Lloyds of London		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDD INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			660 - 2A435902	5/26/15	5/26/16	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANYAUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-FR E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Personal Property			BUF33250	2/1/15	2/1/16	50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER Zion's Daughters if Distinction Ministry Inc 707 N 7 ST 34950 Fort Pierce FL 34982	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---

85-8014998989C-8	12/31/2013	12/31/2018	501(C)(3) ORGANIZATION
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Certificate Number

Effective Date

Expiration Date

Exemption Category

This certifies that

ZIONS DAUGHTERS OF DISTINCTION
 MINISTRIES INC
 707 N 7TH ST
 FORT PIERCE FL 34950-3131

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 04/11

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions regarding your exemption certificate, please contact the Exemption Unit of Account Management at 800-352-3671. From the available options, select "Registration of Taxes," then "Registration Information," and finally "Exemption Certificates and Nonprofit Entities." The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

2015 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N07000011797

Entity Name: ZION'S DAUGHTERS OF DISTINCTION MINISTRIES INC.

Current Principal Place of Business:

707 NORTH 7TH STREET
(NORTHWEST END OF THE BLDG)
FORT PIERCE, FL 34950

Current Mailing Address:

P.O. BOX 1567
FORT PIERCE, FL 34954-1567 US

FEI Number: 11-3832052

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

FARNELL, TERESA R
1819 SOUTHWEST DRIVE
FORT PIERCE, FL 34947 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: TERESA R. FARNELL

02/13/2015

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title CEO
Name TERESA, FARNELL R
Address 1819 SOUTHWEST DRIVE
City-State-Zip: FORT PIERCE FL 34947

Title CHAIRMAN
Name JOHNSON, PATRICIA
Address 205 NORTH 30TH STREET
City-State-Zip: FORT PIERCE FL 34947

Title BOARD
Name JOHNSON, QUINTON
Address 205 NORTH 30TH STREET
City-State-Zip: FORT PIERCE FL 34947

Title ASSISTANT CHAIRPERSON
Name COE, DONNA
Address 7205 OCALA AVENUE
City-State-Zip: FORT PIERCE FL 34951

Title BOARD
Name HART, LETITIA
Address 6525 85TH STREET
P. O. BOX 700416
City-State-Zip: WABASSO FL 32970

Title BOARD
Name DODD, ALBERT
Address 1921 ARBOR LAKES CIRCLE
City-State-Zip: SANFORD FL 32771

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TERESA R FARNELL

CEO

02/13/2015

Electronic Signature of Signing Officer/Director Detail

Date

No. 16-00025228

CITY OF FORT PIERCE BUSINESS TAX RECEIPT

2015 - 2016

100 N. U.S. # 1 - Fort Pierce, FL - 34950
772-467-3000

BUSINESS NAME: ZION'S DAUGHTERS OF : ZION'S DAUGHTERS OF
 MAILING ADDRESS: DISTINCTION MINISTRIES INC : PRINCIPAL
 LOCATION: 707 N 7TH ST
 P.O. BOX 1667
 FT PIERCE FL 34954 PHONE: 882-9194

may hereby engage in the following business, profession or occupation.

CLASSIFICATION: 065 CONSULTANTS, BONDS, BUSINESS, COMPUTER, ET
COUNSELING AND ASSISTANCE PROGRAMS.

IN THE CITY OF FORT PIERCE, FLA. FOR THE PERIOD BEGINNING ON THE 1ST DAY OF OCTOBER AND ENDING SEPTEMBER 30.

ISSUED JULY 30 2015

This Receipt becomes null and void if business name, classification, ownership or address is changed.

I understand and agree that issuance of a Business Tax Receipt does not allow occupancy, nor exempt the possessor from compliance with any City Code or Ordinance. Receipt may be revoked in accordance with Section 9-29.

Linda W Cox (SEAL)
CITY CLERK

TAX AMOUNT	5.00
NEW / RENEWAL FEE	.00
PENALTY	.00
TOTAL	5.00

THIS RECEIPT MUST BE PROMPTLY POSTED FOR PUBLIC VIEW



Jewels Preparatory Academy

2015-2016

BUSINESS PLAN

Confidentiality Agreement

The undersigned reader acknowledges that the information provided by JEWELS PREPARTORY ACADEMY in this business plan are estimates of future projections and is confidential; therefore, reader agrees not to disclose it without the express written permission of JEWELS PREPARTORY ACADEMY.

It is acknowledged by reader that information to be furnished in this business plan is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by reader may cause serious harm or damage to JEWELS PREPARTORY ACADEMY.

Upon request, this document is to be immediately returned to JEWELS PREPARTORY ACADEMY.



Signature

Teresa Farnell

Name (typed or printed)

8/19/15

Date

This is a business plan. It does not imply an offering of securities.

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1.0 Executive Summary

Introduction

JEWELS PREPARTORY ACADEMY will provide private school services in quantitative courses, starting the first school in the Fort Pierce, Florida area. Focused primarily for male students in grades K-5, classes are available in courses including: history, science, geography and mathematics in addition to multiple languages, religions and philosophy. **JEWELS PREPARTORY ACADEMY** will focus primarily on reading, math, science, language arts, social studies and social skills to start. Teaching sessions focus on helping students grasp the concepts they will need to know to perform well in their class, as well as developing study strategies to effectively prepare for mastery of content covered in course work. A long-term focus of empowering students is favored over a short-term problem-solving strategy.

Service Summary

The intention is to create a student who is an international citizen who is academically capable, gain successful admission to Ivy League schools and to the best international universities; however while at the same time developing a confidence gained from knowing their family heritage, roots, history, culture, religion and languages. Each student will be having a sense of pride in being an American and also in being students that are destined for success. **JEWELS PREPARTORY ACADEMY** projects that 70% of students will be students of African ancestry, 20% will be of Hispanic ancestry, and 10% will be Caucasian of European ancestry.

Vision

Jewels Academy vision is to provide world-class education for its students at the primary and secondary school levels. The aim of this educational institution is the quest for truth; blending the methods of learning, Jewels Academy seeks to bring to Fort Pierce and the Treasure Coast the highest education possible to help children be able to compete within the global economy.

Jewels Academy is an organization that provides a unique and challenging learning experience for boys. While preserving traditions and respect for its Christian principles and values, Jewels Academy is a non-denominational organization, welcoming students of all faiths and backgrounds. We also seek a diversity of boys from various socioeconomic backgrounds. We have a heart for the under privileged to help them break the chains of poverty through means of education and faith based principles. We have a heart for the underserved boys to give them exposure to experiences and opportunities they would not otherwise receive in their current environment.

Jewels Academy encourages boys to not only focus on their academics, but also cultivate their multi-faceted dimensions as a person.

It will be a school for a diverse student body with a global faculty and an international curriculum. The Foundation believes its particular location in the USA will give the community of learners an incredible opportunity to examine change, explore the interconnectedness of issues and develop a global perspective. **JEWELS PREPARTORY ACADEMY** will offer an educational experience that is seeking to meet the individual learning needs of young boys.

1.1 Objectives

1. Increase revenue steadily from 2015 to 2017.
2. Offer at an early age a premiere and unique educational hub where children can learn several languages, receive academic skills that prepare them to achieve success beyond post secondary education.

JEWELS PREPARTORY ACADEMY's vision is to provide world-class education for students at the primary school levels. The aim of this educational institution is the quest for truth, blending the methods of learning in order to increase reading, writing, math, and science skills.

It will be a school for a diverse student body, with a highly qualified faculty and a curriculum that is rigorous and relevant. **JEWELS PREPARTORY ACADEMY** believes the location in Fort. Pierce, FL will give the community of learners an incredible opportunity to examine change, explore the interconnectedness of issues and develop not only a global perspective but also socioeconomic perspective.

1.2 Mission

JEWELS PREPARTORY ACADEMY exists to help students. The Company takes a unique and innovative approach to teaching that helps students connect with the subject matter they need to master in a vast variety of subjects, religions and arts. Through personalized and focused teaching processes, the students develop the tools they need for ongoing success in their fields of study, which includes international languages as well. Success depends on direct attention to the needs of the Company's clients and truly helping them achieve- **JEWELS PREPARTORY ACADEMY** won't succeed unless their clients succeed.

1.3 Keys to Success

- Developing methods of approaching subjects that helps students get their minds around challenging concepts, expanding the social choices.
- Developing a comprehensive program that meets emotional, physical, cultural, mental and educational needs of the school's children and parents.
- To improve education options for Fort Pierce students to excel in mathematics, science, history and geography to compete with and share opportunities with students worldwide.

2.0 Company Summary

JEWELS PREPARTORY ACADEMY will provide private school services in quantitative courses, starting the first school in the Fort Pierce, FL area. Focused primarily on students in grades K-6, classes are available in courses including: geography, history, science and mathematics in addition to multiple languages, religions and philosophy. **JEWELS PREPARTORY ACADEMY** will focus primarily on reading, math, science, language arts, social studies and social skills to start. This method will be focused on to ensure that students can study their native language and learn social skills. Teaching sessions focus on helping students grasp the concepts they will need to know to perform well in their class, as well as developing study strategies to effectively prepare content mastery. A long-term focus of empowering students is favored over a short-term problem-solving strategy.

2.1 Company Ownership

JEWELS PREPARTORY ACADEMY is a Franchise of ZDOD (Zion's Daughters of Distinction Ministries, Incorporated). The company will be owned and operated by **JEWELS PREPARTORY ACADEMY** which is 100% owned by Teresa Farnell.

2.2 Start-up Summary

The company founders will hire an education consulting and management firm to handle day-to-day operations of the business and will work collaboratively to ensure that this business venture is a success. **JEWELS PREPARTORY ACADEMY** will be seeking to attain start-up funds from a combination of investment capital and grant funding sources. Surplus revenue from fundraising is detailed in the Sales Forecast table later in this plan.

The following table and chart show the start-up costs for **JEWELS PREPARTORY ACADEMY**.

Table: Start-up

<i>Start-up</i>	
<i>Requirements</i>	
<i>Start-up Expenses</i>	
<i>Legal/Filing/Permits</i>	\$45,000
<i>Marketing and Promotion</i>	\$35,000
<i>Insurance</i>	\$60,000
<i>Computer System and Equipment</i>	\$900,000
<i>Renovations/Retrofitting</i>	\$430,000
<i>Tools and Supplies for 1 Year</i>	\$275,000
<i>Total Start-up Expenses</i>	\$1,745,000
<i>Start-up Assets</i>	
<i>Cash Required</i>	\$2,000,000
<i>Other Current Assets</i>	\$0
<i>Long-term Assets</i>	
<i>Total Assets</i>	\$2,000,000
<i>Total Requirements</i>	\$3,745,000

3.0 Services

The school will offer a unique and philosophical approach to education to provide for intellectual, emotional and spiritual development of every student. The school aims to provide an environment conducive to students to discover and nurture the best in their own nature.

The school will accept and care for students from all the major faiths, as well as for those with no particular religious affiliation. The intention is to create a student who is an international citizen who is academically capable, gain successful admission to college and or career; however while at the same time developing a confidence gained from knowing their family heritage, roots, history, culture, religion and languages. Each student will have a sense of pride.

JEWELS PREPARTORY ACADEMY will also be providing extensive extra-curricular activities for students such as providing dance, art, culture and language courses so that students can attain and utilize the tools and education all in one place. This will be especially appealing to parents as this will improve not only the child's education but by having all available in one location, it will also improve quality of life for families and community.

4.0 Market Analysis Summary

Private schools, also known as **independent schools**, are not administered by local, state or national governments; thus, they retain the right to select their students and are funded in whole or in part by charging their students tuition, rather than relying on public (government) funding, students can get a scholarship into a private school which makes the cost cheaper depending on a talent the student may have e.g. sport scholarship, art scholarship, academic scholarship etc. In the United Kingdom and several other Commonwealth countries, the use of the term is generally restricted to primary and secondary educational levels; it is almost never used of universities and other tertiary institutions. Private education in North America covers the whole gamut of educational activity, ranging from pre-school to tertiary level institutions.

Tuition at private secondary schools varies from school to school and depends on many factors, including the location of the school, the willingness of parents to pay, peer tuitions and the school's financial endowment. High tuition, schools claim, is used to pay higher salaries for the best teachers and also used to provide enriched learning environments, including a low student to teacher ratio, small class sizes and services, such as libraries, science laboratories and computers. Some private schools are boarding schools and many military academies are privately owned or operated as well.

Religiously affiliated and denominational schools form a subcategory of private schools. Some such schools teach religious education, together with the usual academic subjects to impress their particular faith's beliefs and traditions in the students who attend. Others use the denomination as more of a general label to describe on what the founders based their belief, while still maintaining a fine distinction between academics and religion. They include parochial schools, a term which is often used to denote Roman Catholic schools. Other religious groups represented in the K-12 private education sector include Protestants, Jews, Muslims and the Orthodox Christians.

Many educational alternatives, such as independent schools, are also privately financed. Private schools often avoid some state regulations, although in the name of educational quality, most comply with regulations relating to the educational content of classes. Religious private schools often simply add religious instruction to the courses provided by local public schools.

Special assistance schools aim to improve the lives of their students by providing services tailored to very specific needs of individual students. Such schools include tutoring schools and schools to assist the learning of handicapped children.

In many parts of the United States, after the 1954 decision in Brown Board of Education that demanded US schools desegregate "with all deliberate speed," local families organized a wave of private "Christian Academies." In much of the US South, white students have migrated to the Academies, while public schools have become in turn more heavily concentrated with African American students.

Funding for private schools is generally provided through student tuition, endowments, scholarship/voucher funds, loans and donations and grants from religious organizations or private individuals. Government funding for religious schools is either subject to restrictions or possibly forbidden, according to the courts' interpretation of the Establishment Clause of the First Amendment. Non-religious private schools theoretically could qualify for such funding, but prefer the advantages of independent control of their student admissions and course content.

A similar concept, recently emerging from within the public school system, is the concept of "charter schools", which are technically independent public schools, but in many respects operate similarly to non-religious private schools.

Private schooling in the United States has been debated by educators, lawmakers and parents, since the beginnings of compulsory education in Massachusetts in 1852. The Supreme Court precedent appears to favor educational choice, so long as states may set standards for educational accomplishment. Some of the most relevant Supreme Court case law on this is as follows: *Runyon v. McCrary*, 427 U.S. 160 (1976); *Wisconsin v.*

Yoder, 406 U.S. 205 (1972); Pierce v. Society of Sisters, 268 U.S. 510 (1925); Meyer v. Nebraska, 262 U.S. 390 (1923).

Currently, while there are coeducational classes and schools that children can attend outside of the regular school curriculum, there is no comprehensive school, which offers an excellent education in mathematics, history, science and languages along with meeting needs of boys anywhere in the Fort Pierce or the Treasure Coast area.

4.1 Market Segmentation

4.2 Target Market Segment Strategy

While the African American Boys segment will remain the core focus of the company, much time will be dedicated to developing the children of all other races and faiths segment (70% of students are projected to be of African American decent, 20% will be comprised of Hispanic students, 10% of all ethnicities). The company's goal is to have the best education in mathematics, science and history comparable to top schools in the world, making the children internationally aware. This is a mere matter of population dynamics. Maintaining and further enhancing its reputation in the community is crucial to gaining additional market share of these target markets.

4.3 Service Business Analysis

The private school business is lucrative, as mentioned before. As a result, there are many private schools that provide quality education and care for children in the same area as JEWELS PREPARTORY ACADEMY. The private school industry is split between large, commercially-run corporations and smaller, locally-owned schools.

The company is confident that this will be a successful venture because of the quality of its managers and the capability of its advisors, faculty including Principal and teachers which is mentioned in more detail in the Personnel section.

4.3.1 Competition and Buying Patterns

A few of similar schools comparable to JEWELS PREPARTORY ACADEMY are:

Elite Behavioral Health Center

Gator Wilderness Camp School

Samaritan House For Boys

Twin Oaks Vocational Academy

As previously mentioned, while the schools located in the Florida offer similar curricula as JEWELS PREPARTORY ACADEMY, none offer a focus on STEAM for K-5.

5.0 Strategy and Implementation Summary

JEWELS PREPARTORY ACADEMY will succeed by offering its client' children a safe and secure environment and close personal attention. The goals of the school dual-sided; to help parents feel good about the care their children's education and to make it a safe, educational and fun experience for the child.

Students will develop emotional strength, practical capability, clarity in reason, intellectual brilliance and creativity by developing their personalities through a curriculum that is based on deep spiritual values and a first class educational curriculum. Studies will be well rounded with science, literature, sports, art, and music. The school will create individuals that have the best education in all standard subjects; however, they will also have training in spiritual and moral values, ethical application and a holistic approach to conducting their lives.

5.1 SWOT Analysis

The SWOT analysis provides **JEWELS PREPARTORY ACADEMY** with an opportunity to examine the internal strengths and weaknesses the Company must address. It also allows the opportunity to examine the opportunities presented to **JEWELS PREPARTORY ACADEMY** as well as potential threats.

5.1.1 Strengths

Currently few other private school of any grade level offer blended learning. Few other schools are not as proactive about providing the child's overall well-rounded physical, emotional, educational and cultural needs.

JEWELS PREPARTORY ACADEMY in the process of getting commitments from key individuals to serve on a 7 member Advisory Board, The CEO will serve as a working officer and will also serve on the board.

5.1.2 Weaknesses

JEWELS PREPARTORY ACADEMY must differentiate the school as an upstanding organization, contrary to what are statistically reported as the downside of sending a child to a private school:

- Cost.
- No special education classes available.
- Funding.

5.1.3 Opportunities

JEWELS PREPARTORY ACADEMY has a growing market with a significant percentage of the primary target market, underprivileged population in the Fort Pierce area, still not knowing that the this future option exists. **JEWELS PREPARTORY ACADEMY** will also be forming strategic alliances offering sources for referrals and joint marketing activities to extend reach.

Changes and increases in the number of populations of young boys in K-12 highly concentrated communities performing below academic levels in areas across the United States also points to a need for an educational solution offered by **JEWELS PREPARTORY ACADEMY**. The opportunity for future expansion and opening additional schools in these areas is the Company's vision.

Some other important points of **JEWELS PREPARTORY ACADEMY**'s opportunities are:

- Growing market with a significant percentage of our target market still not knowing this school will exist.
- Strategic alliances offering sources for referrals and joint marketing activities to extend the Company's reach.
- Promising activity from high levels of exploding African American and Hispanic population.

JEWELS PREPARTORY ACADEMY

- Increasing sales opportunities beyond the school's "100-mile" target area including several smaller surrounding communities and students from overseas.
- Create a separate boarding school facility offering the same teachings and services.

5.1.4 Threats

The downturn in the economy has impacted private school attendance across the country. JEWELS PREPARTORY ACADEMY will keep in mind that the Company must keep tuition and other associated costs well monitored both the school and the parents of the students attending.

5.2 Competitive Edge

JEWELS PREPARTORY ACADEMY seeks to establish a competitive edge in its target market by increasing the level of education standards not only within a private school, but by offering blended learning; this sets this school apart from the rest of the boys' schools within the United States.

5.3 Marketing Strategy

According to.....

5.4 Sales Strategy

JEWELS PREPARTORY ACADEMY is planning to become.....

Charter/Private Schools in Florida

JEWELS PREPARTORY ACADEMY will partner with schools to offer a one-of-a-kind educational curriculum unlike no other in the United States.

"From Boys to Men"

JEWELS PREPARTORY ACADEMY will launch a campaign to parents in the community to recruit young males for the school.

Staying Informed

JEWELS PREPARTORY ACADEMY will join national and state private school associations. The Company will find incomparable resources. The networking opportunities for JEWELS PREPARTORY ACADEMY and its staff are virtually limitless. JEWELS PREPARTORY ACADEMY plans on attending association conferences in year 1 so that the school is visible. That will ensure plenty of applications for vacant positions in the following academic year.

There are 52 recognized national accrediting bodies. FCIS (Florida Council of Independent Schools) are two accrediting bodies schools work with to gain accreditation.

JEWELS PREPARTORY ACADEMY

Five of these bodies are listed by the Department of Education as general in nature and national in scope. These are:

- Distance Education and Training Council (DETC)
- Accrediting Council for Independent Colleges and Schools (ACICS)
- Accrediting Commission of Career Schools and Colleges of Technology (ACCSC)
- Accrediting Council for Continuing Education and Training (ACCET)
- Council on Occupational Education (COE)

5.4.1 Sales Forecast

The sales forecast has been developed to predict future sales in a conservative manner. It is expected that sales will gradually increase as more students are served and the Company receives more testimonials. At some point, since JEWELS PREPARTORY ACADEMY is an organization serving students Monday through Friday as the standard, capacity will be reached in terms of the number of hours worked and the number of students accepted per term. Please review the following table and chart which details monthly and yearly sales broken down by the various target customers.

Foundation Grants. JEWELS PREPARTORY ACADEMY will identify a volunteer who enjoys on-line research. The Foundation Center (www.fdncenter.org) has branches in several cities and their on-site resources are free. Except for the most basic information, however, the search function here and at www.guidestar.org has a subscription fee. If The Company spots foundations or corporations in the Chronicle of Philanthropy or other news outlets, see if their annual report is available on-line JEWELS PREPARTORY ACADEMY will be aware that foundations and corporations are much more likely to fund the school.

Resource: <http://www.edfacilities.org/pubs/fundraising.pdf>

Please see the sales forecasts for 40 students, 80 students and 150 students accordingly.

Table: Sales Forecast – 40 Students to Start - \$5,500/annual tuition

Sales Forecast			
	2016	2017	2018
Sales			
Student Tuition	\$220,000	\$440,000	\$825,000
Fundraising	\$125,000	\$200,000	\$250,000
Summer School Tuition	\$220,000	\$440,000	\$825,000
Total Sales	\$565,000	\$1,080,000	\$1,900,000
Direct Cost of Sales			
Learning Tools and Supplies	\$19,998	\$40,000	\$60,000
Fundraising Expenses	\$0	\$0	\$0
Subtotal Direct Cost of Sales	\$19,998	\$40,000	\$60,000

JEWELS PREPARTORY ACADEMY

Table: Sales Forecast – 40 Students to Start - \$5,500/annual tuition per child

Sales Forecast			
	2016	2017	2018
Sales			
<i>Student Tuition</i>	\$220,000	\$440,000	\$825,000
<i>Fundraising</i>	\$125,000	\$200,000	\$250,000
<i>Grant Funding Income</i>	\$200,000	\$200,000	\$200,000
<i>Summer School Tuition</i>	\$220,000	\$440,000	\$825,000
Total Sales	\$765,000	\$1,280,000	\$2,100,000
Direct Cost of Sales	2016	2017	2018
<i>Learning Tools and Supplies</i>	\$35,395	\$80,000	\$160,000
<i>Fundraising Expenses</i>	\$0	\$80,000	\$90,000
Subtotal Direct Cost of Sales	\$35,395	\$160,000	\$250,000

5.5 Milestones

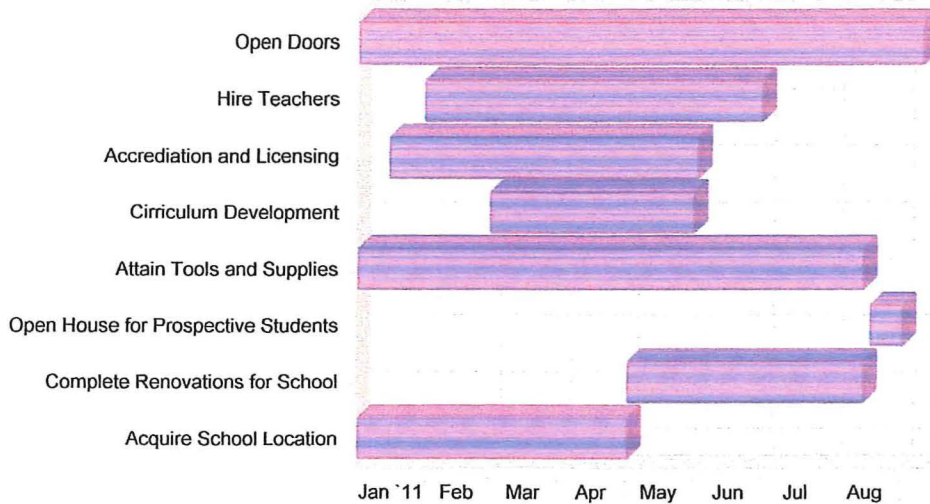
Several milestones will be set for **JEWELS PREPARTORY ACADEMY** as a way of monitoring progress of the organization in the pursuit of achieving realistic, lofty goals with the aim of building this business model into a full-time, profitable source of revenue. The following table details the specific milestones and offers a timeline for completion.

Table: Milestones

Milestones					
Milestone	Start Date	End Date	Budget	Manager	Department
<i>Acquire School Location</i>	7/17/2015	8/30/2015	\$0	School Director	Owner
<i>Complete Renovations for School</i>	9/1/2015	3/30/2016	\$150,000	School Director	Owner
<i>Open House for Prospective Students</i>	5/15/2016	8/1/2016	\$5,000	School Director	Owner
<i>Attain Tools and Supplies</i>	9/1/2015	8/1/2016	\$1,175,000	School Director	Owner
<i>Curriculum Development</i>	9/1/2015	7/31/2016	TBD	School Director	Owner
<i>Accreditation and Licensing</i>	9/1/2015	5/30/2017	\$45,000	School Director	Owner
<i>Hire Teachers</i>	9/1/2015	6/30/2016	TBD	School Director	Owner
<i>Open Doors</i>	8/1/2016	8/1/2016	TBD	School Director	Owner
Totals			\$1,375,000		

JEWELS PREPARTORY ACADEMY

Milestones



6.0 Management Summary

JEWELS PREPARTORY ACADEMY will attain the assistance of a professional private school consultant and management service.

The Consultant Services will provide complete oversight for educational and **operational management** of the school. In comprehensive management services including:

- Complete oversight for operation and management of the school, assessing and monitoring the quality of the educational programming, overseeing accreditation, and planning for additional grade levels/programs as required;
- Consulting with Directors to build effective framework for Board leadership;
- Monitoring school performance and oversight of Annual strategic goals and evaluation/assessment process;
- Staff professional development;
- Co-coordinating annual marketing/communications and recruiting plans;
- Support the CEO with an annual review and coaching;
- Preparation of the annual operating budget;
- Assist with development of systems for accounting, financial reporting, and audits;
- Ongoing school improvement planning;
- Policy manuals, including students, parents, and staff;
- Assessment of children's learning;
- Communication and public relations;
- Parent services;
- School improvement.
- Site management and development.

6.1 Personnel Plan

[INSERT PERSONNEL AND BIO] * IN THE PROCESS OF PREPARING SEARCH FOR STAFF.

Table: Personnel

<i>Personnel Plan</i>			
	2016	2017	2018
<i>Kindergarten Teacher</i>	\$21,666	\$44,632	\$45,971
<i>1st Grade Teacher</i>	\$25,277	\$44,632	\$45,971
<i>2nd Grade Teacher</i>	\$21,666	\$44,632	\$45,971
<i>3rd Grade Teacher</i>	\$21,666	\$44,632	\$45,971
<i>4th Grade Teacher</i>	\$21,666	\$44,632	\$45,971
<i>5th Grade Teacher</i>	\$21,666	\$44,632	\$45,971
<i>6th Grade Teacher</i>	\$21,666	\$44,632	\$45,971
<i>Teacher's Assistant 1</i>	\$4,998	\$10,296	\$10,605
<i>Teacher's Assistant 2</i>	\$4,998	\$10,296	\$10,605
<i>Gym Teacher</i>	\$10,002	\$20,004	\$21,222
<i>Cleaning/Maintenance</i>	\$6,664	\$10,296	\$10,605
<i>Security</i>	\$12,918	\$26,611	\$27,469
<i>Administration/Office</i>	\$22,224	\$34,336	\$35,366
<i>Principal</i>	\$66,465	\$91,279	\$94,017
<i>COO</i>	\$72,418.5	\$81,372	\$83,815
<i>CEO</i>	\$82,594.5	\$102,335	\$105,404
<i>Total People</i>	16	18	29
<i>Total Payroll</i>	\$438,555	\$699,849	\$720,643

JEWELS PREPARTORY ACADEMY

7.0 Financial Plan

The following sections will outline important financial information.

7.1 Start-up Funding

JEWELS PREPARTORY ACADEMY's start-up costs are detailed above, in the Start-up Table. The following table shows how these start-up costs will be funded by owner, grant funding and investor capital.

Table: Start-up Funding

Start-up Funding	
<i>Start-up Expenses to Fund</i>	\$0
<i>Start-up Assets to Fund</i>	\$0
<i>Total Funding Required</i>	\$150,000
Assets	
<i>Non-cash Assets from Start-up</i>	\$0
<i>Cash Requirements from Start-up</i>	\$0
<i>Additional Cash Raised</i>	\$0
<i>Cash Balance on Starting Date</i>	\$0
<i>Total Assets</i>	\$0
Liabilities and Capital	
Liabilities	
<i>Current Borrowing</i>	\$0
<i>Long-term Liabilities</i>	\$0
<i>Accounts Payable (Outstanding Bills)</i>	\$0
<i>Other Current Liabilities (interest-free)</i>	\$0
<i>Total Liabilities</i>	\$0
Capital	
Planned Investment	
<i>Owner</i>	\$0
<i>Investor</i>	\$0
<i>Additional Investment Requirement</i>	\$0
<i>Total Planned Investment</i>	\$0
<i>Loss at Start-up (Start-up Expenses)</i>	\$0
<i>Total Capital</i>	\$0
<i>Total Capital and Liabilities</i>	\$0
<i>Total Funding</i>	\$0

7.2 Important Assumptions

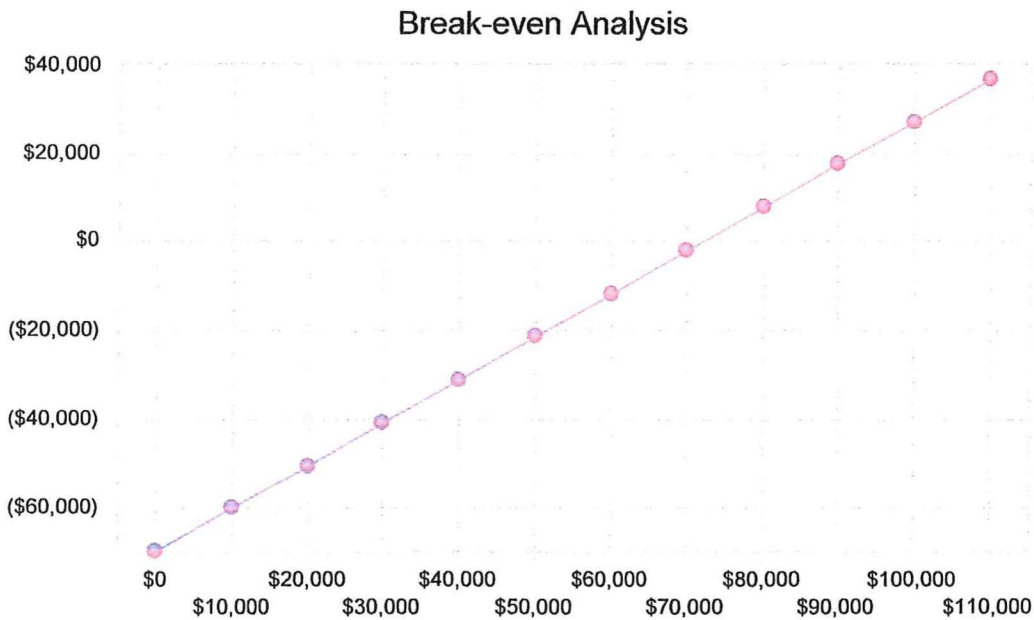
The following table details important Financial Assumptions.

7.3 Break-even Analysis

The Break-even Analysis is based on the average of the first-year figures for total sales by units, and by operating expenses. These are presented as per-unit revenue, per-unit cost, and fixed costs. These conservative assumptions make for a more accurate estimate of real risk. Please note that there should be a minimum of 51 children attending the school and paying tuition in order for the Company to break even.

Table: Break-even Analysis – For 51 Students

<i>Break-even Analysis</i>	
<i>Monthly Revenue Break-even</i>	\$72,024
<i>Assumptions:</i>	
<i>Average Percent Variable Cost</i>	3%
<i>Estimated Monthly Fixed Cost</i>	\$70,037



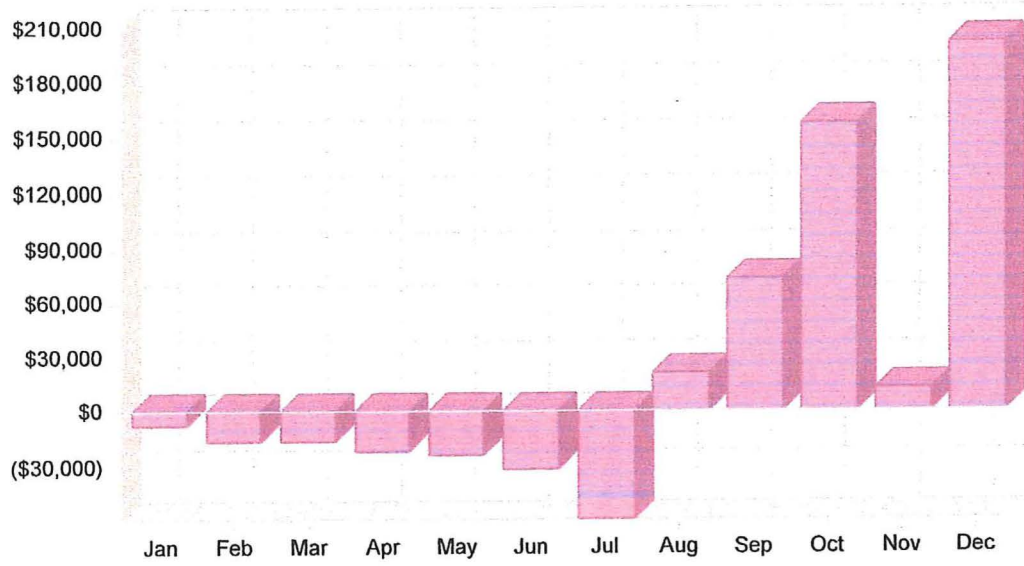
7.4 Projected Profit and Loss

The following table and charts will indicate Projected Profit and Loss.

Table: Profit and Loss

Pro Forma Profit and Loss			
	2016	2017	2018
Sales	\$1,289,808	\$2,541,200	\$3,240,260
Direct Cost of Sales	\$35,395	\$160,000	\$250,000
Other Costs of Sales	\$0	\$0	\$0
Total Cost of Sales	\$35,395	\$160,000	\$250,000
Gross Margin	\$1,254,413	\$2,381,200	\$2,990,260
Gross Margin %	97.28%	93.70%	92.28%
Expenses			
Payroll	\$438,555	\$699,849	\$720,843
Sales and Marketing and Other Expenses	\$0	\$10,000	\$12,500
Depreciation	\$400	\$400	\$400
Insurance	\$10,500	\$18,000	\$18,540
Training	\$1,000	\$4,000	\$6,000
Supplies	\$41,664	\$125,000	\$128,750
Field Trips	\$8,800	\$8,800	\$8,800
Busses for Children (3 busses with Drivers)	\$52,000	\$156,000	\$156,000
Permits	\$1,000	\$1,050	\$1,100
Soccer Field Maintenance	\$0	\$50,490	\$50,583
Baseball Field Maintenance	\$0	\$250,000	\$257,500
Landscaping Maintenance	\$0	\$3,000	\$3,000
Education Consultant/Management	\$120,000	\$120,000	\$120,000
Payroll Tax and Benefits	\$166,649	\$265,943	\$273,920
Total Operating Expenses	\$840,568	\$1,712,532	\$1,758,029
Profit Before Interest and Taxes	\$413,845	\$668,668	\$1,232,231
EBITDA	\$414,245	\$669,068	\$1,232,631
Interest Expense	\$0	\$0	\$0
Taxes Incurred	\$124,154	\$200,600	\$169,669
Net Profit	\$289,692	\$468,068	\$862,562
Net Profit/Sales	22.46%	18.42%	26.62%

Profit Monthly



Gross Margin Monthly

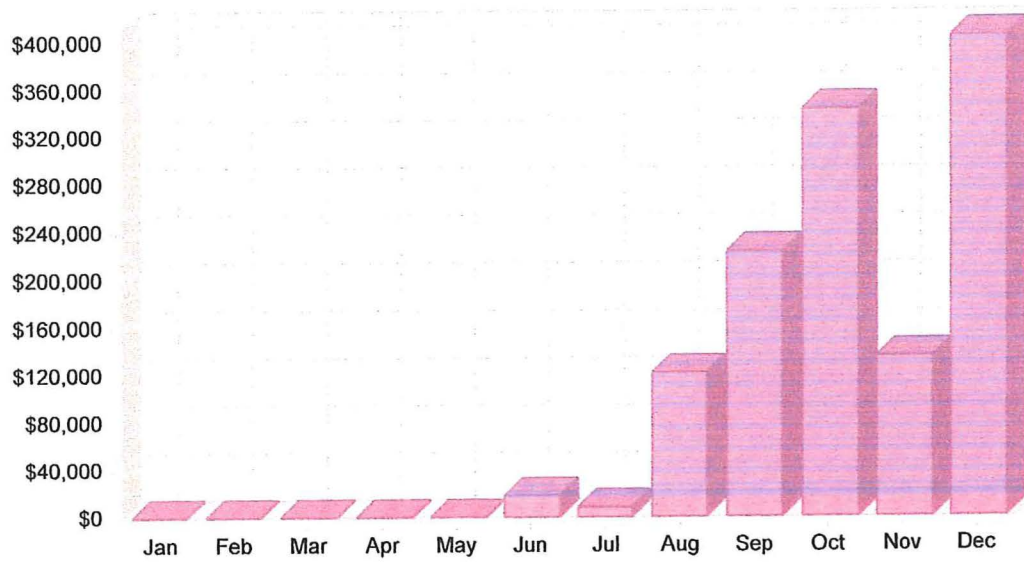


Table: Cash Flow

Pro Forma Cash Flow			
	2016	2017	2018
Cash Received			
Cash from Operations			
Cash Sales	\$1,289,808	\$2,541,200	\$3,240,260
Subtotal Cash from Operations	\$1,289,808	\$2,541,200	\$3,240,260
Additional Cash Received			
Sales Tax, VAT, HST/GST Received	\$0	\$0	\$0
New Current Borrowing	\$0	\$0	\$0
New Other Liabilities (interest-free)	\$0	\$0	\$0
New Long-term Liabilities	\$0	\$0	\$0
Sales of Other Current Assets	\$0	\$0	\$0
Sales of Long-term Assets	\$0	\$0	\$0
New Investment Received	\$0	\$0	\$0
Subtotal Cash Received	\$1,289,808	\$2,541,200	\$3,240,260
Expenditures	2016	2017	2018
Expenditures from Operations			
Cash Spending	\$438,555	\$699,840	\$720,843
Bill Payments	\$411,057	\$1,410,149	\$1,633,148
Subtotal Spent on Operations	\$849,612	\$2,109,989	\$2,353,991
Additional Cash Spent			
Sales Tax, VAT, HST/GST Paid Out	\$0	\$0	\$0
Principal Repayment of Current Borrowing	\$0	\$0	\$0
Other Liabilities Principal Repayment	\$0	\$0	\$0
Long-term Liabilities Principal Repayment	\$0	\$0	\$0
Purchase Other Current Assets	\$0	\$0	\$0
Purchase Long-term Assets	\$2,000	\$0	\$0
Dividends	\$0	\$0	\$0
Subtotal Cash Spent	\$851,612	\$2,109,989	\$2,353,991
Net Cash Flow	\$438,196	\$431,212	\$886,269
Cash Balance	\$2,438,196	\$2,869,399	\$3,755,668

Cash

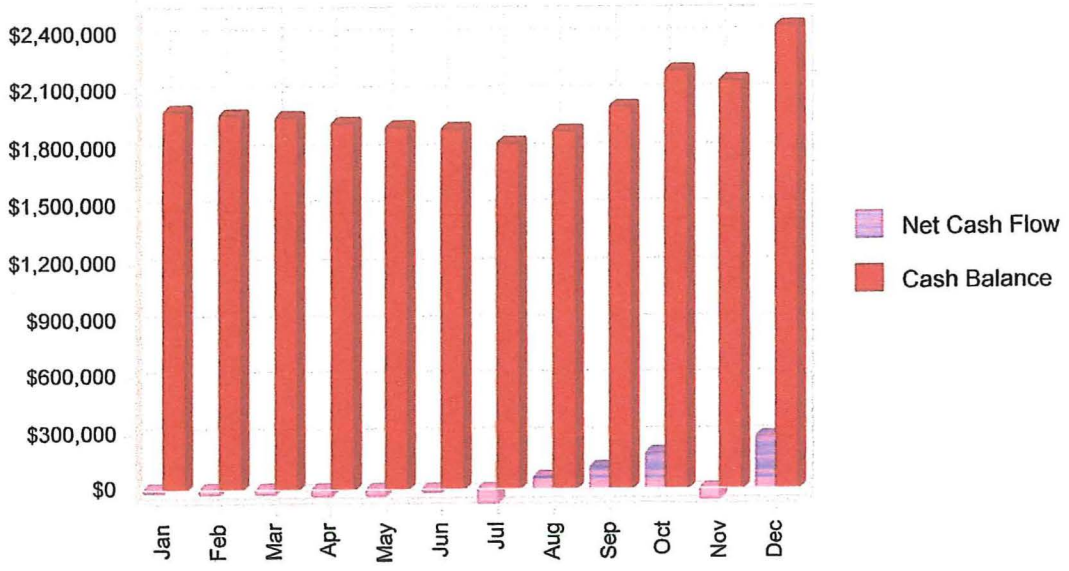


Table: Balance Sheet

<i>Pro Forma Balance Sheet</i>			
	2016	2017	2018
Assets			
Current Assets			
Cash	\$2,438,196	\$2,869,399	\$3,755,668
Other Current Assets	\$0	\$0	\$0
Total Current Assets	\$2,438,196	\$2,869,399	\$3,755,668
Long-term Assets			
Long-term Assets	\$2,402,000	\$2,402,000	\$2,402,000
Accumulated Depreciation	\$400	\$800	\$1,200
Total Long-term Assets	\$2,401,600	\$2,401,200	\$2,400,800
Total Assets	\$4,839,797	\$5,270,599	\$6,156,468
Liabilities and Capital			
	2011	2012	2013
Current Liabilities			
Accounts Payable	\$150,105	\$112,840	\$136,147
Current Borrowing	\$0	\$0	\$0
Other Current Liabilities	\$0	\$0	\$0
Subtotal Current Liabilities	\$150,105	\$112,840	\$136,147
Long-term Liabilities	\$0	\$0	\$0
Total Liabilities	\$150,105	\$112,840	\$136,147
Paid-in Capital	\$6,685,000	\$6,685,000	\$6,685,000
Retained Earnings	(\$2,285,000)	(\$1,995,300)	(\$1,527,241)
Earnings	\$289,692	\$468,068	\$862,562
Total Capital	\$4,689,692	\$5,157,759	\$6,020,321
Total Liabilities and Capital	\$4,839,797	\$5,270,599	\$6,156,468
Net Worth	\$4,689,692	\$5,157,759	\$6,020,321

JEWELS PREPARTORY ACADEMY

7.7 Business Ratios

The following table provides important Business Ratios for **JEWELS PREPARTORY ACADEMY** as well as industry ratios, SIC code 8211n, Private Elementary and Secondary Schools.

Table: Ratios

Ratio Analysis				
	2016	2017	2018	Industry Profile
Sales Growth	0.00%	76.50%	27.51%	8.18%
Percent of Total Assets				
Other Current Assets	0.00%	0.00%	0.00%	54.01%
Total Current Assets	65.85%	66.96%	68.73%	42.62%
Long-term Assets	34.15%	33.14%	31.27%	57.38%
Total Assets	100.00%	100.00%	100.00%	100.00%
Current Liabilities				
Current Liabilities	0.94%	0.64%	0.74%	21.28%
Long-term Liabilities	12.20%	11.19%	9.95%	23.32%
Total Liabilities	13.14%	11.83%	10.68%	44.60%
Net Worth	86.86%	88.17%	89.32%	55.40%
Percent of Sales				
Sales	100.00%	100.00%	100.00%	100.00%
Gross Margin	97.54%	93.70%	92.25%	100.00%
Selling, General & Administrative Expenses	91.64%	90.23%	84.17%	67.87%
Advertising Expenses	0.00%	0.00%	0.00%	3.06%
Profit Before Interest and Taxes	50.94%	41.50%	50.19%	2.61%
Main Ratios				
Current	69.77	104.20	93.01	1.22
Quick	69.77	104.20	93.01	0.77
Total Debt to Total Assets	13.14%	11.83%	10.68%	59.10%
Pre-tax Return on Net Worth	4.21%	6.29%	9.76%	8.28%
Pre-tax Return on Assets	3.66%	5.54%	8.72%	3.39%

JEWELS PREPARTORY ACADEMY

Additional Ratios	2016	2017	2018	
Net Profit Margin	27.16%	24.06%	31.43%	n/a
Return on Equity	2.95%	4.40%	6.83%	n/a
Activity Ratios				
Accounts Payable Turnover	4.23	12.17	12.17	n/a
Payment Days	27	36	27	n/a
Total Asset Turnover	0.09	0.16	0.19	n/a
Debt Ratios				
Debt to Net Worth	0.15	0.13	0.12	n/a
Current Liab. to Liab.	0.07	0.05	0.07	n/a
Liquidity Ratios				
Net Working Capital	\$9,921,004	\$10,430,298	\$11,346,838	n/a
Interest Coverage	4.20	5.82	9.50	n/a
Additional Ratios				
Assets to Sales	10.62	6.20	5.15	n/a
Current Debt/Total Assets	1%	1%	1%	n/a
Acid Test	59.77	104.20	95.01	n/a
Sales/Net Worth	0.11	0.18	0.22	n/a
Dividend Payout	0.00	0.00	0.00	n/a

Appendix

Table: Sales Forecast

Sales Forecast												
Sales	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Student Tuition	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$131,113	\$111,111	\$111,111	\$111,111	\$111,111
Fundraising	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$250,000
Auditorium Rental	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,500	\$20,815	\$22,897	\$24,041
Classroom Rental	0%	\$0	\$0	\$0	\$0	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Sporting Event Grounds Rental	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Rental for Events (Other)	0%	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000	\$0	\$10,000	\$0	\$20,000
Grant Funding Income	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0
Summer School Tuition	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales	\$0	\$0	\$0	\$0	\$0	\$18,000	\$8,000	\$129,113	\$229,611	\$349,926	\$142,008	\$413,152
Direct Cost of Sales	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Learning Tools and Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,667	\$6,667	\$7,073	\$7,286	\$7,508
Fundraising Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Direct Cost of Sales	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,667	\$6,667	\$7,073	\$7,286	\$7,508

Appendix

Table: Personnel

Personnel Plan												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Kindergarden Teacher	0%	\$0	\$0	\$0	\$0	\$0	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611
1st Grade Teacher	0%	\$0	\$0	\$0	\$0	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611
2nd Grade Teacher	0%	\$0	\$0	\$0	\$0	\$0	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611
3rd Grade Teacher	0%	\$0	\$0	\$0	\$0	\$0	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611
4th Grade Teacher	0%	\$0	\$0	\$0	\$0	\$0	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611
5th Grade Teacher	0%	\$0	\$0	\$0	\$0	\$0	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611
6th Grade Teacher	0%	\$0	\$0	\$0	\$0	\$0	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611	\$3,611
Teacher's Assistant 1	0%	\$0	\$0	\$0	\$0	\$0	\$833	\$833	\$833	\$833	\$833	\$833
Teacher's Assistant 2	0%	\$0	\$0	\$0	\$0	\$0	\$833	\$833	\$833	\$833	\$833	\$833
Gym Teacher	0%	\$0	\$0	\$0	\$0	\$0	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667
Cleaning/Maintenance	0%	\$0	\$0	\$0	\$833	\$833	\$833	\$833	\$833	\$833	\$833	\$833
Security	0%	\$0	\$0	\$0	\$0	\$0	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153	\$2,153
Adminstration/Office	0%	\$0	\$0	\$0	\$2,778	\$2,778	\$2,778	\$2,778	\$2,778	\$2,778	\$2,778	\$2,778
Principal	0%	\$0	\$0	\$7,385	\$7,385	\$7,385	\$7,385	\$7,385	\$7,385	\$7,385	\$7,385	\$7,385
COO	0%	\$0	\$0	\$0	\$0	\$0	\$1,696	\$1,696	\$1,696	\$1,696	\$1,696	\$1,696
CEO	0%	\$0	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167	\$13,167
Total People		0	0	0	0	0	9	9	9	9	9	9
Total Payroll		\$0	\$13,167	\$13,167	\$20,582	\$24,169	\$27,774	\$56,622	\$56,622	\$56,622	\$56,622	\$56,622

Appendix

Table: Cash Flow

Pro Forma Cash Flow	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cash Received												
<i>Cash from Operations</i>												
<i>Cash Sales</i>	\$0	\$0	\$0	\$0	\$0	\$18,000	\$3,000	\$129,111	\$229,611	\$349,926	\$142,008	\$413,152
<i>Subtotal Cash from Operations</i>	\$0	\$0	\$0	\$0	\$0	\$18,000	\$3,000	\$129,111	\$229,611	\$349,926	\$142,008	\$413,152
Additional Cash Received												
<i>Sales Tax, VAT, HST/GST Received</i>	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>New Current Borrowing</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>New Other Liabilities (interest-free)</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>New Long-term Liabilities</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Sales of Other Current Assets</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Sales of Long-term Assets</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>New Investment Received</i>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Subtotal Cash Received</i>	\$0	\$0	\$0	\$0	\$0	\$18,000	\$3,000	\$129,111	\$229,611	\$349,926	\$142,008	\$413,152

Appendix

Expenditures	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Expenditures from Operations												
Cash Spending	\$0	\$13,167	\$13,167	\$20,552	\$24,151	\$2,774	\$55,927	\$55,222	\$56,652	\$56,622	\$56,612	\$50,175
Bill Payments	\$296	\$7,535	\$3,040	\$8,357	\$534	\$481	\$91,953	\$1,455	\$52,732	\$109,717	\$133,503	\$75,077
Subtotal Spent on Operations	\$296	\$20,702	\$16,213	\$28,909	\$24,701	\$28,556	\$147,880	\$56,777	\$109,384	\$157,339	\$190,115	\$125,252
Additional Cash Spent												
Sales Tax, VAT, HST/GST Paid Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Principal Repayment of Current Borrowing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Liabilities Principal Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long-term Liabilities Principal Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Purchase Other Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Purchase Long-term Assets	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dividends	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Cash Spent	\$2,296	\$20,702	\$16,213	\$28,909	\$24,701	\$28,556	\$147,880	\$56,777	\$109,384	\$157,339	\$190,115	\$125,252
Net Cash Flow	(\$2,296)	(\$20,702)	(\$16,213)	(\$28,909)	(\$24,701)	(\$28,556)	(\$147,880)	(\$56,777)	(\$109,384)	(\$157,339)	(\$190,115)	(\$125,252)
Cash Balance	\$1,957,744	\$1,937,042	\$1,920,829	\$1,891,920	\$1,867,219	\$1,838,663	\$1,790,783	\$1,734,006	\$1,664,622	\$1,587,283	\$1,502,168	\$1,406,916

Appendix

Table: Balance Sheet

Pro Forma Balance Sheet		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Assets	Starting Balances											
Current Assets												
Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Current Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Long-term Assets												
Long-term Assets	\$2,400,000	\$2,402,000	\$2,402,000	\$2,402,000	\$2,402,000	\$2,402,000	\$2,402,000	\$2,402,000	\$2,402,000	\$2,402,000	\$2,402,000	\$2,402,000
Accumulated Depreciation	\$0	\$67	\$100	\$133	\$167	\$200	\$233	\$266	\$300	\$333	\$366	\$400
Total Long-term Assets	\$2,400,000	\$2,401,933	\$2,401,900	\$2,401,867	\$2,401,834	\$2,401,800	\$2,401,767	\$2,401,734	\$2,401,700	\$2,401,667	\$2,401,634	\$2,401,600
Total Assets	\$4,400,000	\$4,398,710	\$4,378,975	\$4,362,729	\$4,314,274	\$4,303,986	\$4,233,777	\$4,200,746	\$4,174,972	\$4,167,525	\$4,159,074	\$4,150,600

Appendix

Liabilities and Capital	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Current Liabilities											
Accounts Payable	\$7,434	\$2,939	\$3,108	\$707	\$0	\$21,466	\$10,033	\$40,665	\$66,448	\$121,309	\$71,157
Current Borrowing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Current Liabilities	\$7,434	\$2,939	\$3,108	\$707	\$0	\$21,466	\$10,033	\$40,665	\$66,448	\$121,309	\$71,157
Long-term Liabilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Liabilities	\$7,434	\$2,939	\$3,108	\$707	\$0	\$21,466	\$10,033	\$40,665	\$66,448	\$121,309	\$71,157
Paid-in Capital	\$6,685,000	\$6,685,000	\$6,685,000	\$6,685,000	\$6,685,000	\$6,685,000	\$6,685,000	\$6,685,000	\$6,685,000	\$6,685,000	\$6,685,000
Retained Earnings	\$2,285,000	\$2,285,000	\$2,285,000	\$2,285,000	\$2,285,000	\$2,285,000	\$2,285,000	\$2,285,000	\$2,285,000	\$2,285,000	\$2,285,000
Total Capital	\$8,970,000	\$8,970,000	\$8,970,000	\$8,970,000	\$8,970,000	\$8,970,000	\$8,970,000	\$8,970,000	\$8,970,000	\$8,970,000	\$8,970,000
Total Liabilities and Capital	\$14,400,000	\$14,400,000	\$14,400,000	\$14,400,000	\$14,400,000	\$14,400,000	\$14,400,000	\$14,400,000	\$14,400,000	\$14,400,000	\$14,400,000
Net Worth	\$4,392,277	\$4,375,836	\$4,359,621	\$4,343,242	\$4,326,863	\$4,310,484	\$4,294,105	\$4,277,726	\$4,261,347	\$4,244,968	\$4,228,589