

Overview of The Heritage Guild of Collin County

The mission of The Heritage Guild of Collin County is: "To preserve and perpetuate the heritage of Collin County." The Heritage Guild was organized 40 years ago and supports Chestnut Square Historic Village. Chestnut Square has grown from two houses to five historic houses, a general store, a school house, a chapel, a reception house and a Visitors Center. These ten historic buildings span a century from 1854 to 1930. Chestnut Square now covers 2.5 acres on two city blocks.

Chestnut Square has become a significant ingredient in the quality of life for the citizens of Collin County and a tremendous draw for tourists from across North Texas, southern Oklahoma and Arkansas. Events such as the Historic McKinney Farmers Market, Civil War Days, Old Fashioned Ice-Cream Festival Featuring the Killis Melton Ice Cream Crank-Off, The Legends of McKinney Ghost Walk, Spirit of the Cowboy and the Holiday Tour of Homes bring people to McKinney to shop, eat and stay at our local hotels and bed and breakfasts. In its first year, the Spirit of the Cowboy Festival drew visitors from four countries and 20 states. The Historic McKinney Farmers Market at Chestnut Square and Adriatica are popular weekly markets from April through mid-October. The Historic McKinney Farmers Market at Chestnut Square was voted the #2 market in Texas (overall) and #3 in the country (small markets). In 2007, Chestnut Square stepped forward to provide a home for the Doc & Clyde's Ice Cream Freezer Exhibit which is a part of McKinney's heritage and was cited in the Guinness Book of World Records as the largest ice cream freezer exhibit in the world.

Chestnut Square Historic Village is open to the public 9:00 a.m. – 3:00 p.m. Tuesday through Friday and 8:00 – 12:00 on Saturdays, with guided tours of the homes provided on Tuesdays, Thursdays and Saturdays at 11:00 a.m. Group tours may be scheduled daily Tuesday through Saturday by reservation. Chestnut Square began offering trolley tours of McKinney's Historic District in 2011 on the second and fourth Saturday of each month. The trolley tour was created with grant funding from the Collin County Historical Commission.

Living History Days are offered select weekends during the year. All structures are open to the public and entertainment and educational programs are held around the monthly theme. Members of the Living History Group, an organization created to support historical programs at Chestnut Square, provide craft demonstrations in historically appropriate costumes throughout the village. Different organizations provide re-enactments, musical presentations and storytelling. Organizations that have performed in the past include the Collin County Civil War Living Historians, the Collin County Storytelling Guild, the Trinity River Desperados and the Hogwallow Boys. On September 28, 2013, Chestnut Square is partnering with Smithsonian Magazine to participate in Museum Day Live!, offering free tours of the homes, blacksmithing and cooking demonstrations and more!

Every Saturday morning from 8:00 a.m. until noon, March through October, Chestnut Square hosts the Historic Downtown McKinney Farmers' Market. More than 40 vendors participate in each Market offering locally grown produce, locally raised meat and eggs, fresh blueberries and more! The market was well-attended in 2007 – it's first year – with an average of 350+ people each market. Attendance has grown to 1,500 plus at the 2013 markets. In October 2008, The Heritage Guild of Collin County launched the McKinney Farmers Market at Adriatica on Thursday and Sunday afternoons to provide the same sense of community and local vendors to West McKinney. That market has slowly grown to 7-10 vendors on Thursdays only, with 250+ attending weekly.

In 2008, Clyde Geer donated the Doc & Clyde's Ice Cream Freezer exhibit to Chestnut Square and asked that future Killis Melton Ice Cream Crank-offs be held at Chestnut Square each year. This free event

includes entertainment on the MCDC stage, children's activities in the Wilmeth Schoolhouse and old-fashioned amusement rides and carnival games. The 2013 Crank-Off was by far our most successful, drawing over 3,500 people.

In October 2008, Chestnut Square launched the first annual Legends of McKinney Ghost Walk. Storytellers share legends and the history of haunted sites around downtown McKinney and Chestnut Square. The 2008 Ghost Walk drew over 1,000 people. In 2009 the Ghost Walk was expanded to two nights and the 2009 and 2010 Ghost Walks drew over 1,500 people each year from throughout the Metroplex. The 2012 Ghost Walk drew over 1,800 and additional "Ghostly Hauntings of Chestnut Square Tours" were added on the third Saturday of each month. These tours continue to fill with people from throughout North Texas

School groups tour the village during the school year with a focus on elementary students in grades 1-3. During the summer, a very popular Prairie Adventure Camp is held for children ages 7-12. During this 9 hour camp students "de-modernize" and learn how people lived in the 19th century through history classes in the one-room school house and hands on demonstrations in the various houses. The camp has drawn children from Oklahoma, Louisiana, Houston and Austin. In 2012, Chestnut Square participated in a pilot program with McKinney Independent School District to offer outreach programs to students in 4th and 5th grades. Students in these grades are limited to one field trip per year due to state testing and MISD wanted to offer additional history programming through outreach. In 2012 we provided eight pilot outreach programs – 4 fourth grade Stagecoach programs and 4 fifth grade Civil War programs. We were invited back in 2013 to provide 13 outreach programs – 7 Stagecoach and 6 Civil War.

Our annual Historic Home Tour is always extremely popular, drawing visitors from throughout North Texas to tour the holiday decorations throughout Chestnut Square and in 4-6 historic homes throughout McKinney. The Home Tour is not only a key fundraiser for Chestnut Square, but introduces hundreds of visitors from other parts of Collin County and North Texas to McKinney's downtown square, Chestnut Square and McKinney's Historic District. In 2009, the tour drew over 1,800 people. The 2013 tour is the 40th annual Home Tour for Chestnut Square.

Chestnut Square is also a popular venue for weddings. The Chapel at Chestnut Square (formerly the Foote Baptist Church located in Stonebridge Ranch) can accommodate up to 150 guests for an intimate, historically charming wedding service. The grounds and the Bevel Reception House (circa: 1930) can host over 150 for wedding receptions. During 2012 Chestnut Square hosted over 130 events including 100 weddings and receptions. During 2013 we are on track to meet or beat that record.

All told, the programs at Chestnut Square bring over 50,000 visitors annually to the Square to experience over 150 years of McKinney history. Current staff consists of an Executive Director, part-time office manager, part-time bookkeeper, part-time wedding manager and part-time education manager. Staff efforts are supplemented by volunteers – who contributed 10,000 hours in 2012 (the equivalent of 5 full-time staff and valued at over \$200,000).

If the projects included in this grant request are funded we will add a caretaker/host to the staff. This person or couple will live in the apartment in the Dulaney House and oversee the bed/breakfast. They will greet guests, put out evening snacks, make and serve breakfast, handle check out and cleaning. This is the only organizational change being contemplated at this time.

CHESTNUT SQUARE

HISTORIC VILLAGE

A Business Plan to Bring the Dulaney House to Life!

Overview

In 1973, the ladies of The Heritage Guild of Collin County purchased the Dulaney House (315 S. Chestnut St.) and Cottage (313 S. Chestnut St.) and the surrounding property which stretched back to McDonald Street for \$110,000. Two members of the Guild, Margaret Hughston and Martha Schubert, mortgaged their homes to make the purchase, as many said, “without blinking an eye” despite the fact that \$110,000 was a gold mine at that time! They believed they were investing in the future of McKinney’s Historic District. Their investment not only created Chestnut Square but also breathed structure and life into McKinney’s Historic District allowing it to grow into one of Texas’ most vibrant historic downtowns and districts.

Over the next 12 years, the ladies of the Guild opened their homes for annual Christmas tours to raise money to restore the Dulaney House and Cottage, move the two oldest houses in McKinney (the Faires House and Two-Bit Taylor Inn) out of harms’ way as the new courthouse was built and pay back the Hughston and Schubert mortgages. Over time, Chestnut Square grew into the two block historic village it is today with 10 structures and year-round programming that brings over 50,000 visitors annually. The Christmas Tour continues with the strong support of the homeowners in McKinney’s Historic District and this year we celebrate our 40th year of tours!

Over time the Dulaney House has served many purposes. Initially it was a meeting place for the members of The Heritage Guild of Collin County. In the late 1980’s exhibits were developed for public viewing in the upstairs of the home. In the mid-1990’s office space was built for curation and part time staff. In the late 1990’s when the wedding business started at Chestnut Square the Dulaney House became a reception venue for receptions of 60 or smaller.

When the Bevel House opened in 2006, with seating for 100 inside and 150 inside and outside the receptions moved out of the Dulaney House. When the Margaret Hughston and Martha Schubert Visitors Center opened in 2007, curation and staff offices moved to the Visitors Center. Today the Dulaney House is used for tours, small teas, and rehearsal dinners.

The Opportunity

One of the great challenges of historical villages is the very low return on equity. They are typically long on assets and short on cash! In other words...how do the buldings pay their way? Returns will vary from

building to building. A building without plumbing has limited cash generation potential, but may have very high historical preservation value. Therefore those buildings that can function to generate cash should be used to sustain the entire village. At Chestnut Square the Chapel, Bevel House and Johnson House generated gross revenue of \$170,333 in 2012. Dixie's Store generated \$17,535. The Farmers Market generated \$30,547 off of the grounds and Visitors Center. By contrast the remaining six buildings only generated \$33,121. The challenge (and opportunity) is, "how do we increase the revenue generated by our remaining assets?"

Our flagship, the Dulaney House, is our biggest opportunity. We are often asked by potential bridal parties if the house is available for rental as accommodations for their wedding party. They often share with us the lack of available accommodations in McKinney that forces them to place their wedding party in Allen or Frisco.

A quick survey of bed & breakfast and hotel accommodations in McKinney showed that weekend occupancy rates are quite high. McKinney Bed & Breakfast is sold out through year end and is turning people away daily. The Grand Hotel is also sold out through year end. Surveys of recent wedding sales have indicated an interest in reserving the Dulaney House if it becomes available in June, 2014.

The Proposal

The Bed & Breakfast at Chestnut Square would include:

First floor: Serving kitchen, guest dining room, public half-bath, parlor, music room, caretakers' apartment and furnished outdoor porch.

Second Floor: Suite with ensuite bath, two bedrooms with shared full bath, common room with t.v., microwave, refrigerator, game table, comfortable seating and windows onto the grounds.

Rooms would be available seven days a week, year-round. Built in demand would come as a result of our weekend wedding business. In 2012 we held 90 weddings at Chestnut Square. We would build business on weekdays from referrals from McKinney Convention and Visitors Bureau, McKinney Bed and Breakfast, The Grand Hotel and limited advertising in North Texas, Oklahoma and Arkansas media.

While the rule of thumb is that Bed & Breakfasts should have a minimum of six rooms to break even and cover fixed costs our lack of mortgage and property taxes will offset this and allow us to operate at lower fixed costs. We are already incurring \$1,000/month in costs for the building for utilities and insurance without sufficient revenue to offset it.

Another rule of thumb is that average occupancy rates in the B&B industry are 40%. The Dulaney House B&B proposal will start with that occupancy rate but should soon surpass it with the built in wedding demand and the proximity to the downtown square. Historic occupancy rates at The Grand Hotel and McKinney Bed and Breakfast of 100% also provide optimistic benchmarks.

The Heritage Guild of Collin County will receive the additional security benefit of having a 24/7 caretaker on site. This will increase our peace of mind that the buildings at Chestnut Square are safe from vandalism.

The Budget

Renovating the Dulaney House into a Bed and Breakfast will include bringing the house back to its original glory. The past 20 years of use have worn down the patina of the floors, built-ins and pocket doors and those will be restored to their original beauty. All restoration, renovation and furnishing costs are included in the budget below:

Dulaney House Bed and Breakfast		
Empty DH and store items	\$20,000	1/30/2014
HVAC for upstairs	\$20,000	4/30/2014
Complete Foundation work	\$10,000	1/30/2014
Make first floor office into apt.	\$20,000	3/31/2014
Redo downstairs public 1/2 bath	\$2,500	3/31/2014
Restore original hardwoods throughout	\$20,000	2/28/2014
Upgrade kitchen for catering	\$15,000	3/31/2014
Fix plaster and re-paint interior	\$30,000	2/28/2014
Window coverings downstairs	\$5,000	5/15/2014
Restore upstairs bathroom	\$7,500	5/15/2014
Add suite room	\$15,000	5/15/2014
Furnish bedroom 1	\$10,000	5/15/2014
Furnish bedroom 2	\$10,000	5/15/2014
Furnish suite	\$15,000	6/1/2014
Furnish common area	\$12,500	6/1/2014
Furnish porch	\$5,000	6/1/2014
Install security system	\$10,000	5/15/2014
Redo front landscape	\$5,000	3/31/2014
Total for Dulaney House	\$232,500	

Our goal is to match MCDC funding with at least 20% in-kind, volunteer and cash funding.

The Financials

The following financial projection assumes that the Dulaney House Bed & Breakfast will open in June 2014. Projections run through year-end 2017. Other assumptions are listed in the farthest column to the right. Financial projections are included under separate cover.

Summary

The Dulaney House Bed & Breakfast will provide a much needed amenity at Chestnut Square and for the McKinney Historic District. With 2017 gross revenues projected at \$92,000 and net revenues of \$13,550, the project will allow the Dulaney House to pay for its upkeep. Positive cash flow is projected by 2015, allowing the business to begin contributing to Chestnut Square right away.

**Dulaney House Bed &
Breakfast
at Chestnut Square**

	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	2014	2015	2016
Revenue											
Suite Rentals		\$1,969	\$1,969	\$2,148	\$1,969	\$1,969	\$2,148	\$1,432	\$13,604	\$30,000	\$35,000
Room Rentals		\$2,780	\$2,780	\$3,336	\$2,780	\$2,780	\$3,336	\$1,668	\$19,460	\$39,000	\$43,000
Reh Dinners		\$800	\$800	\$800	\$400	\$400	\$400	\$0	\$3,600	\$4,800	\$6,200
Total Rev		\$5,549	\$5,549	\$6,284	\$5,149	\$5,149	\$5,884	\$3,100	\$36,664	\$73,800	\$84,200
Expenses											
Utilities		\$1,500	\$1,500	\$1,500	\$1,200	\$1,000	\$1,000	\$1,200	\$8,900	\$17,000	\$18,500
Food		\$1,200	\$1,200	\$1,400	\$1,200	\$1,200	\$1,400	\$800	\$8,400	\$17,250	\$19,500
Caretaker	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000	\$14,000	\$15,000
Sales Ex	\$1,650	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,100	\$4,200	\$4,200
Adv & Mtg	\$2,500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000	\$7,500	\$9,000
Supplies		\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$700	\$1,000	\$1,200
Repairs									\$500	\$1,500	\$2,500
Insurance									\$2,000	\$2,500	\$2,500
Total Exp	\$5,150	\$4,650	\$4,650	\$4,850	\$4,350	\$4,150	\$4,350	\$3,950	\$38,600	\$64,950	\$72,400
Net Inc	(\$5,150)	\$899	\$899	\$1,434	\$799	\$999	\$1,534	(\$850)	(\$1,936)	\$8,850	\$11,800
Cash Flow	(\$5,150)	(\$4,251)	(\$3,352)	(\$1,918)	(\$1,119)	(\$120)	\$1,414	\$564	(\$1,372)	\$7,478	\$19,278

2017 Assumptions

40% occupancy rate in 2014,
60% in 2015 - 2016, 70% in
2017. Room Rate \$179 2014-
2016, \$199 in 2017. Seasonal
\$38,000 fluctuations factored in.
40% occupancy rate in 2014,
60% in 2015 - 2016, 70% in
2017. Room Rate \$139 2014-
2016, \$159 in 2017. Seasonal
\$47,000 fluctuations factored in.
Based on current pricing of
\$400 and current demand.
33% growth in demand per
\$7,000 year.
\$92,000

Current Dulaney House
utilities run an average of
\$500. This includes security
\$20,000 system monitoring.
\$20,750 \$20/day per guest.

This is salary. Will also include
\$16,000 free apartment and utilities.
5% commission on sales and
annual bonuses. Manages
\$4,200 bookings.
Will leverage wedding
\$10,000 business.
\$1,500 Currently \$500.
\$3,000 Currently \$1,000.
Currently pay \$1,000
\$3,000 insurance on Dulaney House.
\$78,450

\$13,550

\$32,828

**Dulaney House Bed &
Breakfast
at Chestnut Square**

	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	2014	2015	2016	2017 Assumptions
Revenue												
Suite Rentals	\$1,969	\$1,969	\$1,969	\$2,148	\$1,969	\$1,969	\$2,148	\$1,432	\$13,604	\$30,000	\$35,000	\$38,000 40% occupancy rate in 2014, 60% in 2015 - 2016, 70% in 2017. Room Rate \$179 2014- 2016, \$199 in 2017. Seasonal fluctuations factored in.
Room Rentals	\$2,780	\$2,780	\$2,780	\$3,336	\$2,780	\$2,780	\$3,336	\$1,668	\$19,460	\$39,000	\$43,000	\$47,000 40% occupancy rate in 2014, 60% in 2015 - 2016, 70% in 2017. Room Rate \$139 2014- 2016, \$159 in 2017. Seasonal fluctuations factored in.
Reh Dinners	\$800	\$800	\$800	\$800	\$400	\$400	\$400	\$0	\$3,600	\$4,800	\$6,200	Based on current pricing of \$400 and current demand. 33% growth in demand per year.
Total Rev	\$5,549	\$5,549	\$5,549	\$6,284	\$5,149	\$5,149	\$5,884	\$3,100	\$36,664	\$73,800	\$84,200	\$92,000
Expenses												
Utilities	\$1,500	\$1,500	\$1,500	\$1,500	\$1,200	\$1,000	\$1,000	\$1,200	\$8,900	\$17,000	\$18,500	\$20,000 Current Dulaney House utilities run an average of \$500. This includes security system monitoring.
Food	\$1,200	\$1,200	\$1,200	\$1,400	\$1,200	\$1,200	\$1,400	\$800	\$8,400	\$17,250	\$19,500	\$20,750 \$20/day per guest.
Caretaker	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000	\$14,000	\$15,000	This is salary. Will also include free apartment and utilities.
Sales Ex	\$1,650	\$350	\$350	\$350	\$350	\$350	\$350	\$350	\$4,100	\$4,200	\$4,200	5% commission on sales and annual bonuses. Manages bookings.

Adv & Mtg	\$2,500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000	\$7,500	\$9,000	\$10,000	Will leverage wedding business.
Supplies		\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$700	\$1,000	\$1,200	\$1,500	Currently \$500.
Repairs												\$500	\$1,500	\$2,500	\$3,000	Currently \$1,000.
Insurance												\$2,000	\$2,500	\$2,500	\$3,000	Currently pay \$1,000 insurance on Dulaney House.
Total Exp	\$5,150	\$4,650	\$4,650	\$4,850	\$4,350	\$4,150	\$4,350	\$3,950	\$38,600	\$64,950	\$72,400	\$78,450				
Net Inc	(\$5,150)	\$899	\$899	\$1,434	\$799	\$999	\$1,534	(\$850)	(\$1,936)	\$8,850	\$11,800	\$13,550				
Cash Flow	(\$5,150)	(\$4,251)	(\$3,352)	(\$1,918)	(\$1,119)	(\$120)	\$1,414	\$564	(\$1,372)	\$7,478	\$19,278	\$32,828				

The Heritage Guild of Collin County Project Marketing, Outreach and Metrics

Project Marketing and Outreach

With limited marketing dollars we attempt to leverage our dollars through word of mouth and social media as much as possible. Our website: www.chestnutsquare.org receives over 2,000 visitors daily, with an average of three page reads per visitors. We utilize five Facebook pages (Chestnut Square, McKinney Farmers Market, Chapel at Chestnut Square, Chester of Chestnut Square and Ghostly Hauntings) and have over 4,000 friends on these pages. We use Constant Contact to manage our email lists which total 3,000 and we send out weekly emails targeted at different demographics (i.e.: volunteers, education programs, scouts, foodies, history buffs, etc.). We recently began using EventBrite to manage our event promotion and sales and have benefitted enormously from the extended marketing reach they provide. They sold 5 of the 100 (\$100) tickets to our recent Farm to Table Dinner to totally new foodies for us! Our monthly cost for all of this social media is less than \$200!

We also use the press (both electronic and paper) as much as possible. We use press releases to document and communicate just about everything we do...from building improvements to volunteer activities to events. We find that we get much better results from a magazine, newspaper or online story than we do a general advertisement. We also utilize our volunteers to hang our posters for events throughout Collin County and our materials are available at all Texas Travel Centers and at the McKinney Convention and Visitors Bureau. We make use of all community and North Texas calendars to promote our events.

When we DO spend marketing dollars we focus them on media that address our target audiences: families, foodies, history buffs, newly engaged and those thinking about visiting McKinney. Examples of this type of media include: Suburban Parent, Dallas Child, The Dallas Observer, Edible DFW Magazine, McKinney Magazine and Tea in Texas. We also participate in the newcomers bag program. When we advertise we look for the ability to track results through website and Facebook hits and ticket sales.

We will promote the grant project activities in these same ways, especially the new Dulaney House Bed and Breakfast.

Metrics

Our three key measures at Chestnut Square are: customer satisfaction, on-time project results and positive financial results. We will continue to measure customer satisfaction, both formally and informally with surveys. We will measure on-time project delivery against project plans and we will measure financial results against goals and budgets set.

The Heritage Guild of Collin County's Projects Will Support MCDC's Goals

- **Develop and strengthen McKinney's physical amenities for recreational, leisure and tourism opportunities**
 - **Chestnut Square Historic Village continues to draw visitors from throughout North Texas, southern Oklahoma and Arkansas. We regularly encounter visitors on our public tours from throughout the US and other countries.**
 - **The addition of lodging through the Dulaney House Bed and Breakfast will not only enhance our wedding business but will also provide weekday lodging for visitors to McKinney and Chestnut Square.**

- **Preserve the historic character of McKinney**
 - **The ladies of the Heritage Guild of Collin County were integral to the development of the Historic District and the Historic District guidelines that have resulted in a vibrant and visited historic downtown.**
 - **Chestnut Square is one of the most authentic historic villages in North Texas, providing a unique experience for visitors. We have been told that visitors appreciate the "authenticity" of Chestnut Square.**

- **Promote the City of McKinney**
 - **Edible DFW Magazine cited Chestnut Square as the spark that started the local, foodie movement in downtown McKinney that has served to bring new restaurants to the downtown square that draw tourists from throughout North Texas.**
 - **Great press in North Texas print and media have promoted Chestnut Square and McKinney as the "real thing"...from Chester, Chestnut Square's cat that received a feature in the Dallas Morning News to the Food Network filming at the Farmers Market, Chestnut Square continues to promote McKinney through its events and presence.**

- **Collaborate with others to develop new or expanded business enterprises**
 - **Moving the farmers market to Chestnut Square was an example of a collaboration between the existing market (which lost its location on a downtown parking lot) and Chestnut Square. In addition, we reached out to Jeff Blackard at Adriatica and extended the market to the west side of McKinney to extend the hours and reach more people.**
 - **We work closely with McKinney Main Street to support downtown activities and promote Chestnut Square activities to downtown merchants.**
 - **We work closely with the Convention and Visitors Bureau to promote our wedding venue and teas and tours for visitors to McKinney.**
 - **The Spirit of the Cowboy event which was launched in 2012 was a collaboration between Chestnut Square and Donna Wilmeth, a private individual with close ties to cowboy culture.**

Overview of The Heritage Guild of Collin County's Proposed Project Work

The Heritage Guild of Collin County is requesting funds to support the following restoration projects. This is the third in a three-part request to restore the buildings and grounds at Chestnut Square and improve asset utilization. In 2011, MCDC awarded The Heritage Guild of Collin County \$99,000 for Phase 1 of the building restoration and grounds work. That grant money was focused toward improving the safety of the grounds and weatherproofing and restoring the Bevel House, Dulaney House, Dulaney Cottage and Faires House. In 2012, MCDC awarded The Heritage Guild of Collin County \$99,000 for Phase 2 of the project. This phase addressed structural issues with the Taylor Inn, foundation issues with the Dulaney House, restoration of the outside of the Chapel and internal restoration of the Dulaney House, Johnson House, Chapel and Bevel House.

Phase 3 of the project addresses final restoration of eight buildings at Chestnut Square and the creation of a Bed and Breakfast at the Dulaney House at the corner of Chestnut and Anthony Streets. The Heritage Guild of Collin County is asking for MCDC grant funds of \$250,000 against projects totaling \$398,500. The difference will be made up by in-kind donations, volunteer labor and Heritage Guild facilities funds.

The business plan for the new bed and breakfast can be found in the feasibility study section of the grant. The following describes restoration work that will be done to each structure.



Two-Bit Taylor Inn - \$8,000

It is unknown who built the Two-Bit Taylor Inn in 1863. Armistead Joshua Taylor was the highest bidder at the Courthouse door in 1868. He bought the house and the two blocks surrounding it for \$340 with twelve months credit.

Built nine years before the train came to McKinney, the Taylor Inn housed the owner and his family and served as an overnight shelter for travelers coming to McKinney by wagon, carriage and stagecoach. Beds were rented for twenty-five cents a night, thus the name "Two-Bit Taylor Inn".

The house was originally located at 308 S. Chestnut Street and was occupied by several generations of Taylors. It was condemned to build the Collin County Courthouse on McDonald. The Heritage Guild of Collin County moved the Two-Bit Taylor Inn to Chestnut Square in 1980 to preserve it for future generations. Today, the Two-Bit Taylor Inn is a backdrop for the Historic McKinney Farmers Market, Prairie Adventure Camps and weddings and receptions. Photographers often use it as a backdrop for photographs. It is a favorite with school children who love the cheery, red house and the idea that this was the Holiday Inn for travelers in the mid-1800's.

The Two-Bit Taylor Inn was built using a box frame construction that was common in rural structures in the late 1800's. This structure can become unstable over time, and the Two-Bit Taylor Inn, which has always leaned a bit, is now leaning even further. Structural engineering studies indicate that the foundation is in good shape, but the recommendation is to put internal and external reinforcements in place to ensure the house will continue to stand for another 150 years.

Restorations to the Two-Bit Taylor Inn in phases 1 & 2 included drainage improvements to stabilize the foundation, roof repair, and a structural engineering study and measurements. Phase 3 will address internal diagonal bracing and installation of new piers under the chimney.

Deliverables	Estimate	Complete
Two-Bit Taylor Inn		
Diagonal Bracing	\$3,000	1/30/2014
Put piers under chimney	\$5,000	1/30/2014
Total for Two-Bit Taylor Inn	\$8,000	



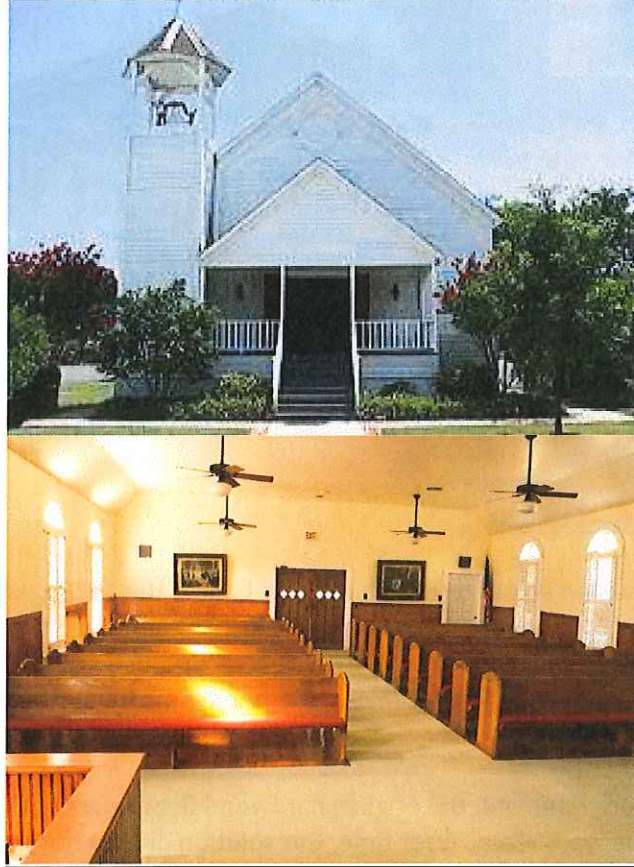
Bevel House Improvements - \$15,500

The Bevel Reception House is an arts and crafts bungalow built in the 1920s. Located on its original site, The Heritage Guild of Collin County purchased the house in 2004, removed the interior walls, added public restrooms and a serving kitchen and turned it into a reception facility. This facility, along with the Chapel provides rental income from weddings and other events to help sustain Chestnut Square and programs offered.

When the internal walls were removed, the original hardwood floors were retained and strips of wood were put in place where the walls were. Over time, this solution did not hold up to the traffic from the receptions held at the Bevel House. These strips became a tripping hazard and felt “spongy” when walked on. In addition, the external paint which was applied in 2005 was not adhering to the wood due to moister issues.

Phase 1 addressed the moister issues by replacing the original internal guttering with external gutters and improved landscaping. Phase 1 also addressed completely stripping, re-priming and painting the house. Improvements to the Bevel House in Phase 2 addressed replacing the hardwoods to make the internal floors more stable and up to the foot traffic from receptions. Phase 3 funds will be focused on replacing the cement countertops which were originally installed by volunteers and did not hold up to the wear and tear of multiple receptions, repainting the kitchen cabinets and remodeling the bathrooms.

Deliverables	Estimate	Complete
Bevel House		
Replace Kitchen Countertops	\$7,500	1/30/2014
Repaint Kitchen Cabinets	\$3,000	2/15/2014
Remodel Bathrooms	\$5,000	2/15/2014
Total for Bevel House	\$15,500	



Chapel at Chestnut Square Improvements- \$29,500

The Chapel at Chestnut Square, originally the Foote Baptist Church located on the West Side of McKinney where Stonebridge has been built, was moved to Chestnut Square in 1994 and dedicated in 1996. Originally built in 1908, the traditional white clapboard Chapel is a favorite with brides from throughout North Texas and beyond. In 2013, we will hold over 90 weddings in the Chapel..

In the past, the Chapel has not been stripped and re-painted appropriately and it showed! In Phase 2 the old paint was stripped down to the wood, rotted wood was replaced and appropriately primed and the Chapel was re-painted. Phase 2 also addressed renovations to the kitchen, bathroom and groom’s room to upgrade the area and make it more competitive as a wedding venue.

In Phase 3 we will refinish the sanctuary floors and pews and address drainage issues with new gutters and louvers on the bell tower.

Deliverables	Estimate	Complete
Chapel		
Refinish Floors	\$7,500	1/30/2014
Refinish Pews	\$7,500	1/30/2014
Add gutters to fix drainage issues	\$12,000	11/30/2013
Install louvers on bell tower	\$2,500	11/13/2013
Total for Chapel	\$29,500	



Dulaney House Bed & Breakfast - \$232,500

The Dulaney House, built in 1916, was the home of Joseph Field Dulaney until his death and was purchased by The Heritage Guild of Collin County in 1973. A large Prairie style home with a wraparound porch, the Dulaney House sits at the corner of Chestnut and Anthony Streets. Lucy Ann Field Dulaney, her son Joseph and daughter Corrine moved from the Dulaney Cottage into the Dulaney House in 1916 where they enjoyed all the modern convenience of indoor plumbing, electricity and even an intercom between the first and second floor!

The Dulaney House is featured each year on the Holiday Tour of Homes and exhibits the extensive clothing collection dating back to 1850 during March of every year. School children enjoy visiting with Mrs. Dulaney on their school tours and learning about McKinney in the early 1900's. The Dulaney House is a backdrop for the annual Killis Melton Ice-Cream Crank-Off (and a place for the judges to hide and sample the ice cream entries!). The younger Joseph Dulaney was a pharmacist and the Dulaney House features an early 1900's pharmacy exhibit upstairs that was donated by Richard Dill.

The Dulaney House is also used as an alternate venue for small wedding ceremonies, receptions and rehearsal dinners although its use is limited during hot summer months due to the lack of upstairs air conditioning. Phase 1 grant funds were used to replace the original knob and tube wiring making the house much safer. Funds were also used to replace pipes and remove all copper to galvanized water pipes that created ongoing maintenance issues.

Phase 2 funds were focused on improving drainage by adding gutters and underground drainage and foundation leveling.

Phase 3 funds will create a Bed & Breakfast out of this Chestnut Square flagship! The Bed & Breakfast will provide much needed lodging for wedding parties and improve security by providing live-in, 24/7 caretakers quarters. By utilizing this beautiful house as a Bed & Breakfast, we will generate revenue that can be used to care for the house in perpetuity.

The Dulaney House Bed & Breakfast will include the following:

- Main floor: A serving kitchen, guest dining room, setting room, music room, ½ bath for the public and guests and a caretakers apartment.

- Second floor: Two bedrooms, a shared bath, a suite with ensuite bath, a reading/commons room with comfortable chairs, tv, microwave, etc. The pharmacy exhibit will continue to reside in a separate room.

Initial meetings with the McKinney Planning Department have provided approval for zoning and plans for the renovations were rendered as part of Phase 2. The goal is to open the Bed & Breakfast by June, 2014.

Deliverables	Estimate	Complete
Dulaney House		
Empty DH and store items	\$20,000	1/30/2014
HVAC for upstairs	\$20,000	4/30/2014
Complete Foundation work	\$10,000	1/30/2014
Make first floor office into apt.	\$20,000	3/31/2014
Redo downstairs public 1/2 bath	\$2,500	3/31/2014
Restore original hardwoods throughout	\$20,000	2/28/2014
Upgrade kitchen for catering	\$15,000	3/31/2014
Fix plaster and re-paint interior	\$30,000	2/28/2014
Window coverings downstairs	\$5,000	5/15/2014
Restore upstairs bathroom	\$7,500	5/15/2014
Add suite room	\$15,000	5/15/2014
Furnish bedroom 1	\$10,000	5/15/2014
Furnish bedroom 2	\$10,000	5/15/2014
Furnish suite	\$15,000	6/1/2014
Furnish common area	\$12,500	6/1/2014
Furnish porch	\$5,000	6/1/2014
Install security system	\$10,000	5/15/2014
Redo front landscape	\$5,000	3/31/2014
Total for Dulaney House	\$232,500	



Johnson House Restorations - \$21,000

The Johnson House at the corner of Anthony and Chestnut Streets across from the Dulaney House was built in 1870 by Dr. James Harmon, a photographer. It was purchased by Captain John H. Johnson in 1878. A folk Victorian style home with Italianate eave brackets the house includes a well, storm cellar and smokehouse on the property.

The house was occupied by relatives of Captain Johnson from 1878 until 1987. Captain Johnson was a staunch Democrat who was a delegate to the Texas Constitutional Convention in 1876. He subsequently served in the Texas legislature in the 18th and 19th sessions. He was responsible for writing and presenting the Homestead Bill which was passed and implemented in 1876. The Heritage Guild of Collin County purchased the house and property in 1997.

The Johnson House currently houses a Victorian porcelain doll collection and is used by brides as a bridal changing suite. Restorations to the house will address restoration and improvements to make it more competitive as wedding venue. Restorations and improvements in Phase 2 included: Trim paint and repairs, concrete step leveling, and bridal restroom and dressing area improvements.

Phase 3 will address final restoration including: Painting the remainder of the exterior, chimney work and addressing internal animal damage.

Deliverables	Estimate	Complete
Johnson House		
Paint exterior	\$20,000	9/30/2014
Fix interior animal damage	\$1,000	9/30/2014
Chimney straightening	\$2,500	9/30/2014
Total for Johnson House	\$21,000	



Dixie's Store Restoration - \$13,500

Dixie's Store, a landmark, was built in 1918 by Mr. Brimer. It was originally located at Graves and Howell Streets and was known as Brimer's Store. Farmers coming into town for shopping and business would drop off a list of supplies needed from the store. Mr. Brimer filled the orders while the farmers went to do their other errands. The Brimers sold items such as 25 pound sacks of flour, potatoes, by the peck, block salt, dried beans, canned goods, tobacco in blocks to be cut to the needed size, dried fruit and candy for the children. The store was also a gathering place to catch up on the local news (or gossip), play checkers around the stove or gather on the porch and have a cold drink.

Dixie Brimer Anderson, who inherited the store, would tell the school children that she would provide "set-ups" (sodas and candy) to all who brought a straight "A" report card to the store. The store then became known as "Dixie's Store". If children misbehaved in the store, Dixie would use her paddle on them and make them sign their names. If you look at the paddle you will find names of some prominent McKinney business men and even a former mayor!

Dixie's daughter, Billie Sue Anderson, donated the store to Chestnut Square in 1995 and it has served as a gift store and replica grocery store since that time. The store is open during public tours and on Saturday mornings and upon request.

The store did not receive any improvements from Phase 1 and 2 grant funds. In Phase 3 we would like to repair and repaint the exterior and remodel the interior to improve customer traffic.

Deliverables	Estimate	Complete
Dixie's Store		
Repair and repaint exterior	\$10,000	3/30/2014
Interior remodel	\$3,500	3/30/2014
Total for Dixie's Store	\$13,500	

Dr.



Dulaney Cottage Restoration - \$7,500

Dr. Joseph Dulaney, a doctor from Tennessee, served with the 19th Infantry regiment of Tennessee during the Civil War. In 1867, after the Civil War ended, he came to McKinney to visit his widowed sister, Seraphina Dulaney Snapp and her three children. He ended up staying and married Lucy Ann Field on November 25, 1869. Lucy was one of the daughters of very early Collin County pioneers and lived nine miles west of McKinney.

Dr. Dulaney purchased this property and built the cottage in 1870. The Dulaneys had three children and Mr. Dulaney died in 1877 while on a trip back to Tennessee to visit family. Mrs. Dulaney returned to McKinney and moved back into the cottage. The small family was struck with pneumonia and one daughter died. Mrs. Dulaney and her two remaining children lived in the cottage until 1916 when they moved into the larger Dulaney House.

The cottage is currently used for public tours, Prairie Adventure Camps and other educational programs. No Phase 1 or Phase 2 funds were used for projects at the cottage. Phase 3 funds are proposed to address roof repairs and varmint damage.

Deliverables	Estimate	Complete
Dulaney Cottage		
Roof repairs	\$5,000	9/30/2014
Varmint proof	\$2,500	9/30/2014
Total for Dulaney Cottage	\$7,500	



Faires House Restoration - \$21,000

The Faires House was built in 1854 by John Faires. It was originally located in the 300 block of South Tennessee Street. It is the oldest standing house in McKinney. When the house was scheduled for demolition to make way for the new courthouse, David Bell, a Faires descendent donated it to The Heritage Guild. The house was moved to Chestnut Square in 1980.

The Faires House is built in the Greek Revival style, which is uncommon west of Jefferson, TX. John Faires owned and operated a blacksmith shop on Tennessee and was known as a “Jack of all Trades”. His home was built entirely of long-leaf pine, a wood known for its strength and longevity. Long-leaf pine is all but extinct today, with only a small stand remaining in east Texas. The front door was hand-chiseled from a single piece of long-leaf pine. John’s grandson, James Lee Faires was a bridge builder and built the covered bridge over Wilson Creek in 1867.

Funds provided in Phase 1 went toward a total restoration of the external of the Faires House. The entire house was taken down to the bare wood, re-primed and painted. In Phase 3 we would like to address the roof and chimney and varmint proof the home.

Deliverables	Estimate	Complete
Faires House		
New Roof	\$15,000	9/30/2014
Tuck point chimney	\$3,500	9/30/2014
Varmint proof	\$2,500	9/30/2014
Total for Faires House	\$21,000	



Wilmeth Schoolhouse Repairs - \$12,500

The Wilmeth Schoolhouse at Chestnut Square is the only replica building at Chestnut Square. It is based on a replica of the Wilmeth School built by J. B. Wilmeth in 1892. He opened the first free school in Collin County in 1848 in his home. Previous to that schools were run by “subscription”. This meant that a teacher had to find the students to teach and students paid \$2 per month for their education. This reproduction was built to scale in 2005 with the help of Wilmeth descendants.

The Wilmeth Schoolhouse is integral to the education programs at Chestnut Square. Summer Prairie Adventure Camps center around the schoolhouse. Children on school field trips experience lessons from a school marm. Children’s activities during Farmers Market and other events are centralized at the schoolhouse.

No Phase 1 or 2 funds were used for improvements to the schoolhouse. Phase 3 funds will be targeted toward repainting the exterior and adding insulation for better cooling and energy efficiency.

Deliverables	Estimate	Complete
Wilmeth School House		
Paint exterior	\$10,000	6/30/2014
Add attic insulation	\$2,500	6/30/2014
Total for Wilmeth Schoolhouse	\$12,500	

Organization Information	
Name	The Heritage Guild of Collin County
Tax ID	75-1602150
Incorporation Date	1/1/1973
Address	P.O. Box 583
City	McKinney
State	TX
ZIP	75070
Phone	972-562-8790
Fax	972-562-8790
Email	cindyjohnson@chestnutsquare.org
Website	www.chestnutsquare.org
Type	Nonprofit - 501(c)3
Type - Other	
Affiliations	
Organization Representative	
Name	Cindy Johnson
Title	Executive Director
Address	P.O. Box 583
City	McKinney
State	TX
ZIP	75070
Phone	972-562-8790
Fax	972-562-8790
Email	cindyjohnson@chestnutsquare.org
Organization Contact	
Name	Cindy Johnson
Title	Executive Director
Address	P.O. Box 583
City	McKinney
State	TX
ZIP	75070
Phone	972-562-8790
Fax	972-562-8790
Email	cindyjohnson@chestnutsquare.org
Financials	
Amount Requested	\$250,000.00
Start Date	01-Oct-13
End Date	30-Sep-14
Expansion/Improvement?	TRUE
Repair/Replacement?	TRUE
Multi-Phase?	TRUE
New Project?	TRUE
Prior Request	FALSE

Estimated Total Cost	\$398,500.00
Estimated Total Organization %	37%
Are Matching Funds Available?	TRUE
Matching Cash	\$20,000.00
Matching Cash Source	Facilities Budget
Matching Cash %	5.00%
Matching In-Kind	120,000
Matching In-Kind Source	In-Kind, Volunteers
Matching In-Kind %	32.00%
Other Source 1	Hoegger & Assoc.
Other Source 1 Amount	\$100,000.00
Other Source 2	Volunteer labor
Other Source 2 Amount	\$36,000.00
Other Source 3	
Other Source 3 Amount	
Other Entity/Foundation Funding	
Entity/Foundation 1	None
Date Requested	
Amount Requested	
Entity/Foundation 2	None
Date Requested	
Amount Requested	
Entity/Foundation 3	None
Date Requested	
Amount Requested	
Application Submitted	
Submitted	7/30/13 7:06 PM

CHESTNUT LEADERSHIP TEAM - 2013

Cindy Johnson, Executive Director

Kim Ducote, Wedding and Facilities Rental Director

Terri Monk, Education Director

Alice Yeager, Volunteer and Membership Manager

L.C. Tobey, Bookkeeper

CHESTNUT SQUARE BOARD OF DIRECTORS

Tim Baker, Consultant, 2606 Greenway Dr., McKinney, TX 75070
Edna Brown, Community Volunteer, 1103 Hyde Park, McKinney, TX 75069
Jo Amrah Dillingham, Community Volunteer, 1632 Branch Creek Dr., Allen, TX 75002
Hamilton Doak, Business Owner, Orisons Art and Framing, 2304 Brenham Dr., McKinney, TX 75070
Guy Giersch, McKinney Historic Preservation Officer, 1709 Josephine St. McKinney, TX 75069
Joe Joplin, Attorney, 407 S. Tennessee St., McKinney, TX 75069
Rene Teague Osuna, Business Owner, 4600 Evanshire Way, McKinney, TX 75070
Pat Rodgers, Community Volunteer, 609 Lamar St., McKinney, TX 75070
Travis Ussery, CPA, 302 Brook Lane, McKinney, TX 75070
James West, Architect, 504 Tucker St., McKinney, TX 75069

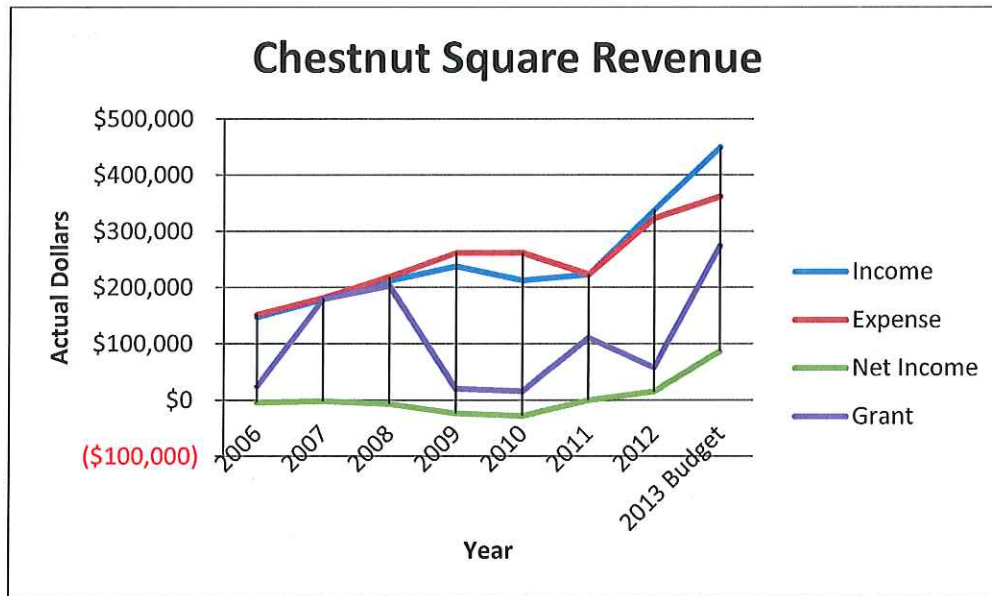
CHESTNUE SQUARE OFFICERS

Pat Rodgers, 504 Tucker St., McKinney, TX 75069	Chair
Hamilton Doak, 2304 Brenham Dr., McKinney, TX 75070	Vice Chair
Rene Teague-Osuna, 4600 Evanshire Way, McKinney, TX 75070	Secretary
Travis Ussery, 302 Brook Lane, McKinney, TX 75070	Treasurer

CHESTNUT SQUARE

HISTORIC VILLAGE

Overview of Chestnut Square Financial Results



Between 2006 and 2012 Chestnut Square revenues grew 129% (2 ¼ times) and expenses were contained at 113%. Net income grew 453% (4.5 times).

Revenue growth was accomplished with an initial focus on growing facilities revenues. Upgrades to the Chapel and grounds were implemented in 2008 and again in 2012. A focused wedding sales and event director was hired in 2009 with a compensation structure that was sales based and allowed for a maximum of \$50,000 in compensation if stretch goals were reached. A partnership was formed with the wedding sales and event director's decorating business which enhanced the Chestnut Square product offering. Sales grew 146% (almost 1.5 times) between 2006 and 2012.

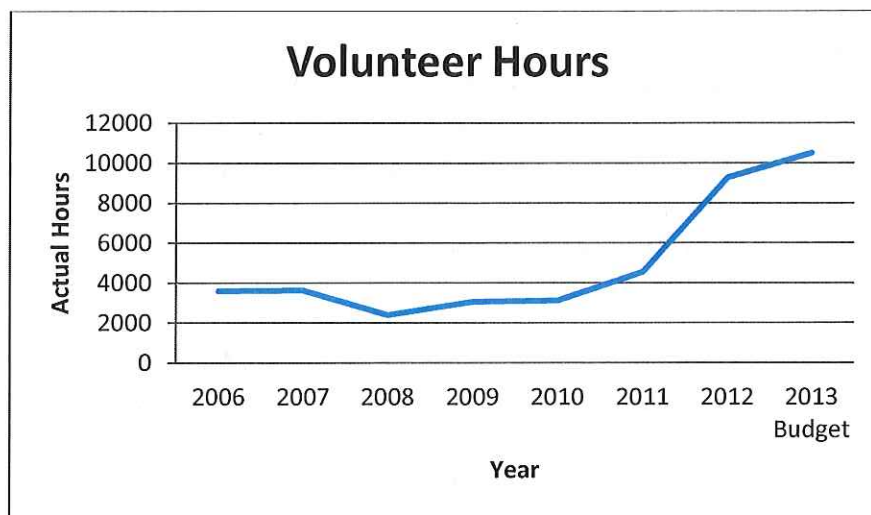
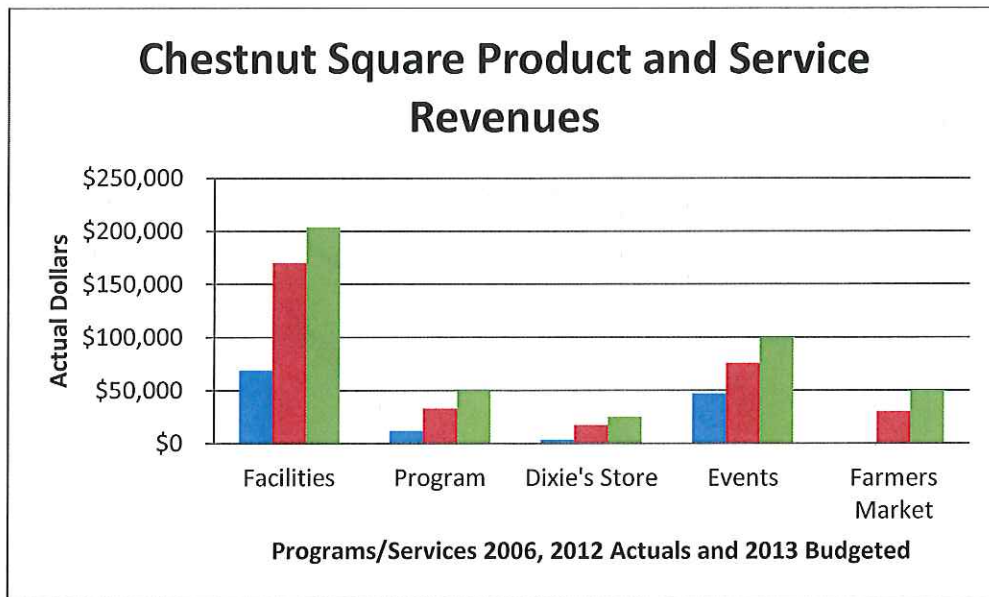
Event revenues were the next focus and by adding The Legends of McKinney Ghost Walks in 2007, the Killis Melton Ice Cream Crank-Off in 2008 and the Spirit of the Cowboy in 2012, events revenues grew by 61%. The goal now is to grow all events through sponsorships and attendance. We have shown we can provide successful, community oriented events so we can now sell sponsorships!

Growing program revenues is the current focus. A full-time, professional Education Director was added in 2012. Results are pending but new programs such as Scout Badge programs are promising.

CHESTNUT SQUARE

HISTORIC VILLAGE

Farmers Market revenues are expected to grow to \$50,000 in 2013 with increased vendors, sponsorships and a Farm to Market dinner in 2013. The major benefit of the market continues to be bringing new people to Chestnut Square and to McKinney.



Volunteers are critical to the organization's cost containment efforts, providing the equivalent of 5+ full time staff in 2012. Addition of a dedicated volunteer manager in 2011 resulted in significant growth in volunteer hours allowing us to grow event and facility rental revenues profitably.

9:40 AM
01/23/12
Accrual Basis

The Heritage Guild of Collin County
Balance Sheet
As of December 31, 2011

	<u>Dec 31, 11</u>
ASSETS	
Current Assets	
Checking/Savings	
1065 · MEF Endowment Investment	
1066 · MEF Endowment Unrealized G/L	-1,770.00
1065 · MEF Endowment Investment - Other	36,000.00
Total 1065 · MEF Endowment Investment	34,230.00
1210 · Independent Bank - Operations	-3,489.47
1240 · Independent Bank - Facilities	11.79
1250 · Independent Bank - Endowment	2,094.44
Total Checking/Savings	32,846.76
Accounts Receivable	
11000 · Accounts Receivable	52,161.17
Total Accounts Receivable	52,161.17
Other Current Assets	
12000 · Undeposited Funds	-250.00
13000 · Facilities Accrual	
13410 · Wedding Accrual	-44,675.63
13420 · Building Rental Accrual	-4,050.00
Total 13000 · Facilities Accrual	-48,725.63
15099 · Accumulated Depreciation	-911,534.00
Total Other Current Assets	-960,509.63
Total Current Assets	-875,501.70
Fixed Assets	
15000 · Buildings, Furniture and Equip	
15010 · Dulaney House	19,353.66
15012 · Johnson House	12,469.90
15013 · Chapel	12,192.55
15014 · Faires House	312.16
15015 · Dixie's Store	8,450.49
15016 · Taylor Inn	36,723.53
15017 · Wilmeth Schoolhouse	89,754.93
15018 · 405 Reception Hall	152,493.94
15019 · Blacksmith Shop	3,931.90
15021 · Landscape/Storage Buildings	15,433.39
15022 · Visitors Center	150,000.00
15030 · Antiques, Furnishings, Artifact	209,208.50

9:40 AM
01/23/12
Accrual Basis

The Heritage Guild of Collin County
Balance Sheet
As of December 31, 2011

	<u>Dec 31, 11</u>
15040 · Assets for Rental Business	1,497.00
15000 · Buildings, Furniture and Equip - Other	<u>1,162,090.05</u>
Total 15000 · Buildings, Furniture and Equip	1,873,912.00
Total Fixed Assets	<u>1,873,912.00</u>
TOTAL ASSETS	<u>998,410.30</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	<u>23,174.72</u>
Total Accounts Payable	23,174.72
Other Current Liabilities	
25500 · Sales Tax Payable	1,312.13
26000 · Refundable Wedding Deposits	11,625.00
27000 · Independent Bank Loan	6,075.71
27100 · Cynthia Johnson	2,000.00
27300 · Center for NonProfit Mgmt. Loan	<u>7,766.00</u>
Total Other Current Liabilities	28,778.84
Total Current Liabilities	<u>51,953.56</u>
Total Liabilities	51,953.56
Equity	
30000 · Opening Bal Equity	1,023,860.46
32000 · Unrestricted Net Assets	-68,383.50
Net Income	<u>-9,020.22</u>
Total Equity	946,456.74
TOTAL LIABILITIES & EQUITY	<u>998,410.30</u>

The Heritage Guild of Collin County
Balance Sheet
As of December 31, 2012

	Dec 31, 12
ASSETS	
Current Assets	
Checking/Savings	
1210 · Independent Bank - Operations	-4,487.67
1250 · Independent Bank - Endowment	23,143.03
Total Checking/Savings	18,655.36
Accounts Receivable	
11000 · Accounts Receivable	7,150.00
Total Accounts Receivable	7,150.00
Other Current Assets	
13000 · Facilities Accrual	
13410 · Wedding Accrual	-12,987.50
13420 · Building Rental Accrual	-3,550.00
Total 13000 · Facilities Accrual	-16,537.50
15099 · Accumulated Depreciation	-911,534.00
Total Other Current Assets	-928,071.50
Total Current Assets	-902,266.14
Fixed Assets	
15000 · Buildings, Furniture and Equip	
15010 · Dulaney House	19,353.66
15012 · Johnson House	12,469.90
15013 · Chapel	12,192.55
15014 · Faires House	312.16
15015 · Dixie's Store	8,153.77
15016 · Taylor Inn	36,723.53
15017 · Wilmeth Schoolhouse	89,754.93
15018 · 405 Reception Hall	152,493.94
15019 · Blacksmith Shop	3,931.90
15021 · Landscape/Storage Buildings	15,445.95
15022 · Visitors Center	150,000.00
15030 · Antiques, Furnishings, Artifact	209,208.50
15040 · Assets for Rental Business	1,497.00
15000 · Buildings, Furniture and Equip - Other	1,162,090.05
Total 15000 · Buildings, Furniture and Equip	1,873,627.84
Total Fixed Assets	1,873,627.84
TOTAL ASSETS	971,361.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	1,131.53
Total Accounts Payable	1,131.53
Other Current Liabilities	
25500 · Sales Tax Payable	1,486.13
26000 · Refundable Wedding Deposits	15,775.00
27000 · Independent Bank Loan	4,516.22
Total Other Current Liabilities	21,777.35
Total Current Liabilities	22,908.88
Total Liabilities	22,908.88

:50 AM
1/22/13
accrual Basis

The Heritage Guild of Collin County
Balance Sheet
As of December 31, 2012

	<u>Dec 31, 12</u>
Equity	
30000 · Opening Bal Equity	1,024,060.54
32000 · Unrestricted Net Assets	-89,490.76
Net Income	13,883.04
Total Equity	<u>948,452.82</u>
TOTAL LIABILITIES & EQUITY	<u><u>971,361.70</u></u>

Internal Revenue Service

Department of the Treasury

District
Director

Heritage Guild of Collin County Texas
509 West Howell
McKinney, TX 75069

Person to Contact
EOMF Tax Examiner
Telephone Number

214-767-1766
Refer Reply to
RM:CS8:1200 DAL
Date NOV 20 1985

EIN: 75-1602150

Gentlemen:

Our records show that Heritage Guild of Collin County Texas is exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code. This exemption was granted September, 1979, and remains in full force and effect. Contributions to your organization are deductible in the manner and to the extent provided by Section 170 of the Code.

We have classified your organization as one that is not a private foundation within the meaning of Section 509(a) of the Internal Revenue Code because you are an organization as described in Section 170(b)(1)(A)(vi).

If we may be of further assistance, please contact the person whose name and telephone number are shown above.

Sincerely yours,



Tax Examiner

