

Project Grant Application

McKinney Community Development Corporation FY 2025

Important Information

- **Form Function Note:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Please read the McKinney Community Development Corporation [Grant Guidelines](#) before completing this application.
- The Grant Guidelines are available on this website or by emailing Info@McKinneyCDC.org.
- A completed application and all supporting documents are required to be submitted via this application for consideration by the MCDC board.
- **Applications must be completed in full, using this electronic form, and received by MCDC by 5 p.m. on the application deadline indicated on the [Grants page](#) of this website.**
- **If you are interested in a preliminary review of your grant request or event idea, please complete and submit the online [Letter of Inquiry](#).**

Process

The McKinney Community Development Corporation Board of Directors are responsible for reviewing and voting on applications for grant funding, in accordance with requirements of the Texas Local Government Code.

- A **completed** application form must be submitted via the online form in accordance with the 2025 schedule outlined on page one.
- The application will be evaluated to determine eligibility for MCDC funding under State law.
- A minimum of two bids must be secured for the proposed work and be included with the application. (A certified estimate may be accepted with the application if the timeframe for the bid expires earlier than the timeframe for the application, presentation and decision on the funding request.)
- Once eligibility for consideration is confirmed, Applicants will be notified and placed on the meeting agenda to make a presentation to the Board. Following the presentation, Board member will have an opportunity to ask questions of the applicant. Please note: This is a formal presentation and time limits may be imposed.
- A public hearing, with notice of application and request for funding, will be published and posted in accordance with the requirements of the Open Meetings Act and the Texas Local Government Code. **The application, along with all documents/attachments will become public information once submitted to MCDC.**
- Following the public hearing, grant requests will be referred to a subcommittee of the MCDC board for evaluation and recommendation of approval or denial to the full board.
- Board action on the grant application will be scheduled for the board meeting the month following the public hearing.

Eligible Projects

Project Grants support projects eligible for consideration under Sections 501 and 505 of the Texas Local Government Code. These include the following:

- Projects Related to the creation or retention of primary jobs.
- Infrastructure improvement projects necessary to develop new or expanded business enterprises.
- Public parks and open space improvements.
- Projects related to recreational or community (city / public access) facilities.
- Professional and amateur sports and athletic facilities, including children's sports.

- Entertainment, tourist, and convention facilities
- Projects related to low-income housing (60% AMI or lower).
- Airport facilities.

Organization Information

Name	Heritage Guild of Collin County DBA Chestnut Square
Federal Tax I.D.	75-1602150
Incorporation Date	Thursday, February 5, 1976
Mailing Address	P.O. Box 583 McKinney, Texas, 75070
Phone Number	(972) 562-8790
Email	deanna@chestnutsquare.org
Website	www.chestnutsquare.org
Facebook	https://www.facebook.com/share/qVNusogfKiNHZr9M/?mibextid=kF , https://www.facebook.com/share/zLRxxJD , https://www.facebook.com/share/zLRxxJD ,
Instagram	https://www.instagram.com/chestnutsquaremckinney?igsh=MW5ybm1xZ3l3cjV3Yw%3D%3D&utm_source=qr https:

Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, successes, contribution to community, etc.

Several amazing women held the first Holiday Tour of Homes in 1973, in an effort to preserve the beauty of McKinney's history. Progress for any community is important; however, it is only impactful when you can pause and reflect on where you began the journey. Chestnut Square allows the McKinney community to step back in time and capture the historical beauty and charm of the past. Celebrate community, preserve history and inspire the future captures the mission of Chestnut Square. We are seeking to grow the community of McKinney through connecting us with the past. We are not only driven to keep the integrity of the stories together, but also the beauty of the artifacts of the past. Through celebrating community, we encourage local vendors, farmers and artists to pursue their dreams and find a source of strength and health in their own backyard. We have employed 4 senior citizens in support of the Senior Community Service Employment Program. They are able to connect to the employment world and establish skills to aid in their personal and professional growth. Chestnut Square has also employed three additional employees as Onsite Coordinators to assist with the demand of weddings and events. We have executed 122 events this year and served over 12,000 guests. Chestnut Square has also had the opportunity to support local churches and non-profits by allowing a space to gather at zero to minimal cost. We understand the scope of establishing community and we are thankful to have a place where we can come together and call home. In 1973, this organization was founded by opening the homes in our community and inviting people to come together. It is our desire to continue that journey.

Organization Type

Nonprofit - 501(c) (Attach a copy of IRS Determination Letter)

IRS Determination Letter for 501(c)3



501-C3 Letter Tax Exempt.pdf

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If you do not have a Jotform login, you will need to create one.

Contact Information

Representative Completing Application

Name DeAnna Stone
Title Executive Director
Mailing Address 315 S. Chestnut St.
McKinney, Texas, 75069
Phone Number (214) 384-7126
Email Address deanna@chestnutsquare.org

Contact for Communication Between MCDC and Organization

Name Linda Weiler
Title Finance Manager
Mailing Address P.O. Box 583
McKinney, Texas, 75070
Phone Number (972) 562-8790
Email Address linda@chestnutsquare.org

Property Owner Information (if different from Applicant)

Are you the property owner?

No

Name DeAnna Stone
Company Chestnut Square
Mailing Address 315 S. Chestnut St.
McKinney, Texas, 75069
Phone Number (972) 562-8790
Email Address info@chestnutsquare.org

Letter of Support for Project from Property Owner



MCDC Project Grant 2025 Support Let... .pdf

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Project Information

Funding - Total Amount Requested 25,481

Are matching funds available?

Will funding be requested from any other City of McKinney entity (e.g. TIRZ Grant, City of McKinney 380, CDBG Grant)?

Have you received or will funding be requested from other organizations / foundations for this project?

Provide name of organization / foundation funding source and amount.

Summerlee Foundation 10,000.00 - Designated Funds to the Dulaney Cottage Foundation

Has a request for grant funding been submitted to MCDC in the past five years?

Please list.

2023 MCDC Awarded 25K to replace the porches of 6 historical buildings on the property. 3 have been complete and we stalled the project due to the foundation challenges with the Dulaney Cottage. It was next for the replacement of the porch; however, it cannot be addresses until the foundation and water drainage is addressed.

Board of Directors

2024 Board of Directors
Mark Miserak - Chairman
Melanie Perkins - Vice Chair
Nick Keim - Secretary
Leigh Chamberlain - Treasurer
Jennifer Druckamiller - Chair HTOH, Advisory, Mkt
Robin Forsythe - Sponsors/Development
(Pa)Tricia Robles - Farmer's Market Liaison
Paul Miles - Sponsors/Development
Davina Gazo - Marketing Committee - Chair
Tim McClure - Organizational Excellence
Amanda Konersmann -Community Relations - Volunteers
Ian Maclean - Facilities Committee - Chair
Dean Lucas - Corporate Meeting Space - Chair

Attached document includes the 2025 Board of Directors

Board of Directors Attachment



CS Board of Directors.pdf

Leadership Staff

DeAnna Stone - Executive Director
Jim Doyle - Director of Operations
Jamie Seibert - Museum Director
Kim Kirchner - Director of Events

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Detailed Project Information

Project / Business Name Chestnut Square

Location of Project Property at Chestnut Square

Physical Address 315 S. Chestnut St.
McKinney, Texas, 75069

Property Size (in acres) 2 acres

Collin CAD Property ID R0941003001A1

**What kind of project is proposed?
(Check all that apply.)**

Expansion / improvement Replacement / repair

Multi-phase project

Estimated Date of Project Start Date Monday, January 6, 2025

Estimated Date of Project Completion Date Tuesday, July 1, 2025

Project Details and Proposed Use

Phase 1: Regrade the courtyard for the safety of guests at the Farmers Market, Musuem and events. Remove the old railroad ties, the uneven brick and drain filters that are no longer functioning. Add a retaining wall that will function to support existing brick, build up the ground to create a gradual slope to create a better, safer experience for guests of the Farmers Market and the Village school tours.

Phase 2: Address the root of the problem is the inability of water to drain properly off the property. Address the drainage to the south, west and east of the Dulaney Cottage. As well as the drainage on the east side of the Tailor Inn. Confirming the drainage plan adheres to the respect of surrounding properties.

Phase 3: Ensure the preservation of the property by reconstructing, repairing and securing the foundation of the Dulaney Cottage to maintain the longevity of the property for another 50 years. Adhere to the engineer letter provided to make sure the quality and specifications of the work address the damage to the building.

Please note: Engineer Letters from Douglass Engineering for the Dulaney Cottage Foundation Repairs as well as proposed drainage plan are provided as a layer of due diligence for the integrity of the property and those surrounding the property.

Days / Hours of Business Operation

Tuesday, Thursday, Friday 9:00am-3:00pm
Saturday 8:00am-12:00pm
Private Events take place throughout the week and during all hours.

What is the total cost for this Project? 40,481

What percentage of Project funding will be provided by the applicant? 5000

Are matching funds available?

Other Funding Sources

Chestnut Square is providing 5,000.00 to the project for the 3 phases.

Estimated Annual Taxable Sales 2000

Current Appraised Value of Property 1,909,645

Estimated Appraised Value (post-improvement) 1,909,645







Estimated Construction Cost for Total Project 40,481

Total Estimated Cost for Project Improvements included in grant request 40,481

Total Grant Amount Requested 25,481

Will the project be competitively bid?

Attach Competitive Bids for the Project

-  304 S Chestnut St McKinney TX 7506... .pdf
-  Amigos Landscaping Grading land Co... .pdf
-  Bengi Restoration Chimney Estimate_... .pdf
-  Bengi Restoration Dulaney Cottage Po... .pdf
-  Bengi Restoration Drainage Estimate_1... .pdf
-  Bengi Restoration Estimate_18_2025-0... .pdf



DeAnna Stone - Phase III Project.pdf



Delaney Cottage Structural Engineer L... .pdf



Drainage Map 2024-10-16 Chestnut S... .pdf



Engineer Letter RE. Chestnut Square D... .pdf

Has a feasibility study or market analysis been completed for this proposed project?

No

Attach Executive Summary



Executive Summary 2025 MCDC Proje... .pdf

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Financial Status of Applying Organization

- Provide an overview of the organization's financial status, including the projected impact of the event(s) on the organization's mission and goals.
- Please attach your budget for the current year and audited financial statements for the preceding two years. If audited financials are not available, please indicate why and attach a copy of the 990 filed with the IRS.

Current financial report including current and previous year's profit & loss statement and balance sheet.



Chestnut Square BalanceSheet (1).pdf



Chestnut Square ProfitandLoss (11).pdf

Reason for Unavailable Audited Financials

Chestnut Square has not exceeded the amount of income required to conduct an audit. At this time our income is below the required 750,000.00.

Budget



2025 Budget Chestnut Square.pdf

Financial Statements



CS BudgetvsActualsFY2024Revised-F... .pdf

W9



MCDC Project Grant Chestnut Squarepdf

IRS Determination Letter (if applicable)



501-C3 Letter Tax Exempt_8576.pdf

990 Filed with IRS (if applicable)



Project Grant Chestnut Square 990.pdf

Reminder: To save your progress in the form, you must scroll to the bottom of the form and select '**Save**'. If you do not have a Jotform login, you will need to create one.

Additional Information

Business plan including mission and goals of company / organization, target customers, staff, growth goals, products / services, location(s), etc.



2025 Chestnut Square Plans_1247.pdf

Plat / map of property extending 200 feet beyond property in all directions (if applicable).



Drainage Map 2024-10-16 Chestnut S... .pdf

Describe planned support activities, their use, and admission fees (if applicable).

Bridal Exhibit - January - February 10.00 Village Tour

Military Appreciation Month and Military Exhibit - Hometown Heroes (Bobby Yeager) 10:00 Village Tour

USO Event Honoring the Military 25.00

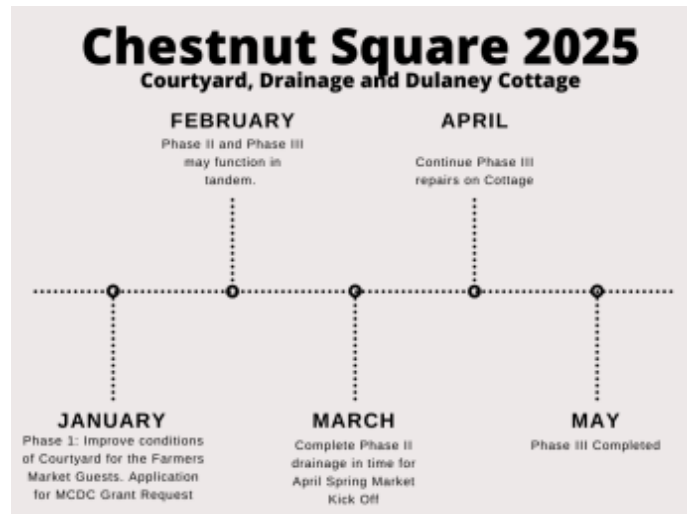
Prairie Adventure Camp - June-July 150.00 (3 Day Camp)

Farmer to Table Dinner - 125.00 (Fundraiser Supporting the Farmers Market)

Holiday Tour of Homes - 25.00-35.00

Hometown Heroes Series - Youth Workshops

Timeline and schedule from design to completion.



Plans for future expansion / growth.

The Board of Directors and Staff of Chestnut Square honor the mission as we preserve history, celebrate community and inspire the future. In adding additional staff, we hope to maximize sharing the story of Chestnut Square, McKinney Texas and Collin County. The Historified podcast captures the integrity of keeping the stories alive and real to our community, the village reminds the community of the growth and development of McKinney and the chapel and gathering spaces continues to celebrate community through an affordable option. We seek to enhance all surrounding communities and extend a hand to all that search for community.

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Acknowledgements

If funding is approved by the MCDC board of directors, applicant will assure:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying organization.
- All funds awarded will be used exclusively for the purpose described in this application.
- Applicant owns the land, building or facility where the proposed infrastructure improvements will be made. If the Applicant does not own the land, written acknowledgement / approval from the property owner must be included with the application. The letter must document the property owner is aware of the proposed improvements and use of the property or building; and the property owner has reviewed the project plan and application, approves and supports the efforts of the Applicant.
- MCDC will be recognized as a funder of the Project. Specifics will be agreed upon by applicant and MCDC and included in an executed performance agreement.
- Individual / company representative who has signed the application is authorized to submit the application.
- Applicant will comply with the [Grant Guidelines](#) in executing the Project for which funds were awarded.
- Funded projects must be completed within one year of the date the grant is approved by the MCDC board unless an exception is granted.
- Completed project must be inspected for code compliance.
- A signed Contractor's Sworn Statement and Waiver of Lien to Date form must be completed, notarized and provided to MCDC prior to receiving grant funds.
- Property owner will be responsible for maintaining the infrastructure improvements made with funding from Grant for ten (10) years.
- A final report detailing the successful completion of the Project will be provided to MCDC no later than 30 days following completion of the Project.
- Grant funding is provided on a reimbursement basis subsequent to submission of a reimbursement request, with copies of invoices and paid receipts for qualified expenses.
- Up to 20% of the grant funds awarded may be withheld **until a final report on completion of the**

Project is provided to MCDC.

- A performance agreement will be required that may outline requirements for acknowledging MCDC funding support for the project. Additionally, it will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the MCDC notifies the applicant of the violation.

Applicant Electronic Signature

We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.

Selecting this option indicates your agreement with the above statement.

Representative Completing Application



Date

Saturday, December 28, 2024

Property Owner



Date

Saturday, December 28, 2024

Notes

- **Reminder:** To save your progress in the form, you must scroll to the bottom of the form and select 'Save'. If you do not have a Jotform login, you will need to create one.
- Incomplete applications or those received after the deadline will not be considered.
- A final report must be provided to MCDC within 30 days of the completion of the Project.
- Final payment of funding awarded will be made upon receipt of final report.
- Please use the [Final Report](#) to report your results. A [PDF version](#) is also available.

2025 CHESTNUT SQUARE

Mission

Preserve History, Celebrate Community and Inspire the Future

Chestnut Square seeks to develop a self-sustaining plan to contribute to the community and serve as example to surrounding communities as inspiration to preserve history, celebrate community and inspire the future. With the growth of McKinney, it is crucial to create self-sustaining plans to allow for growth to be explored to all communities.

Chestnut Square serves as a preservation icon to McKinney as well as neighbor communities. In order to serves as an example, Chestnut Square must increase safety throughout the property in the homes as well as the grounds to allow for more guests, we must increase our private events and create a historical haven for youth.

Projected Goals 2025

Enhance the ground experience of the Farmers Market to create an experience that is unique to McKinney. The Farmers Market is a unique opportunity to showcase the museum as well as possible private events.

Launch The Schoolhouse at Chestnut Square to enhance the youth interest and support local homeschool groups, private and public schools as well as other surrounding youth organizations.

Share the story of Chestnut Square, McKinney Texas and Collin County in various ways that draw attention to the unique nature of our history. Increase a significant impact through marketing strategies: digital, social, radio and print

Growth

Chestnut Square has increased staff with three new positions in 2024.

Director of Operations
Farmers Market Manager
Private Event Sales Manager



PROJECT GOALS

1. Regrade the courtyard for the safety of guests at the Farmers Market, Musuem and events. Remove the old railroad ties, the uneven brick and drain filters that are no longer functioning.
2. Address the root of the problem is the inability of water to drain properly off the property. Address the drainage to the south, west and east of the Dulaney Cottage. As well as the drainage on the east side of the Tailor Inn.
3. Ensure the preservation of the property by reconstructing, repairing and securing the foundation of the Dulaney Cottage and the Tailor Inn to maintain the longevity of the properties for another 50 years.

Amigos Landscaping: 5,497.00

Amigos Landscaping: 15,134.00

First Class Construction: 19,850.00

Review from Douglass Engineering provided and addresses the water drainage concern.

Total Project : \$40,481

\$5,497 Regrading of Courtyard

\$15,134 Drainage North Side of Property

\$19,850 Dulaney Cottage Foundation

\$5000.00 Chestnut Square

\$10,000 Summer Lee Foundation

\$25,481 MCDC Request

Chestnut Square 2025

Courtyard, Drainage and Dulaney Cottage

FEBRUARY

Phase II and Phase III
may function in
tandem.

APRIL

Continue Phase III
repairs on Cottage

JANUARY

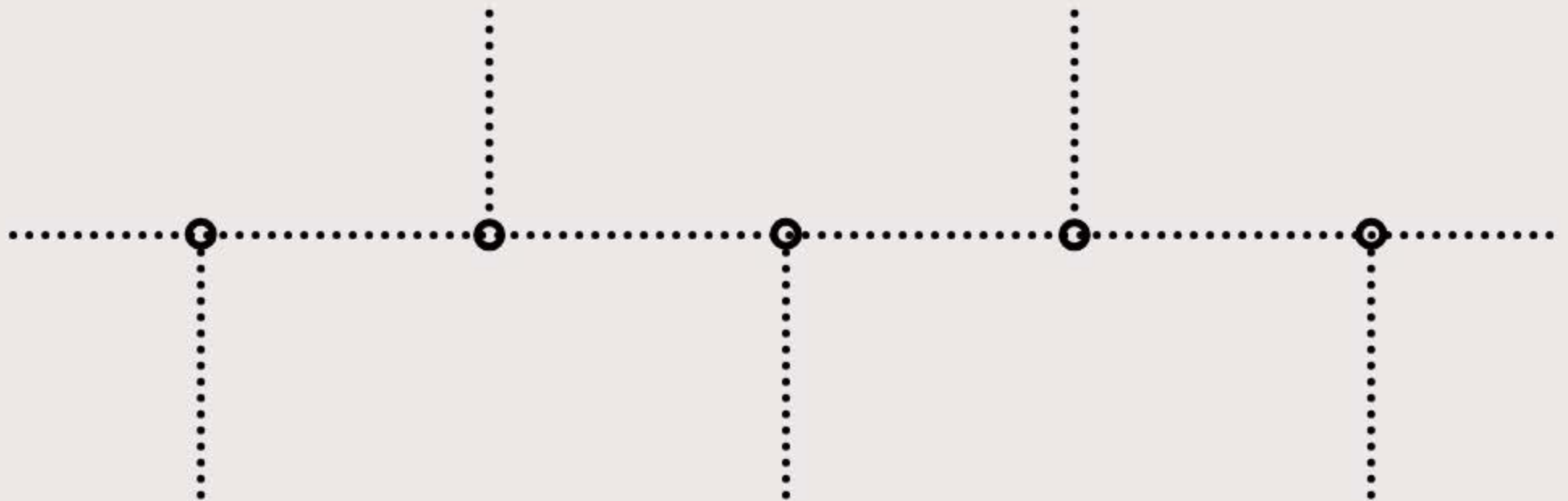
Phase 1: Improve conditions
of Courtyard for the Farmers
Market Guests. Application
for MCDC Grant Request

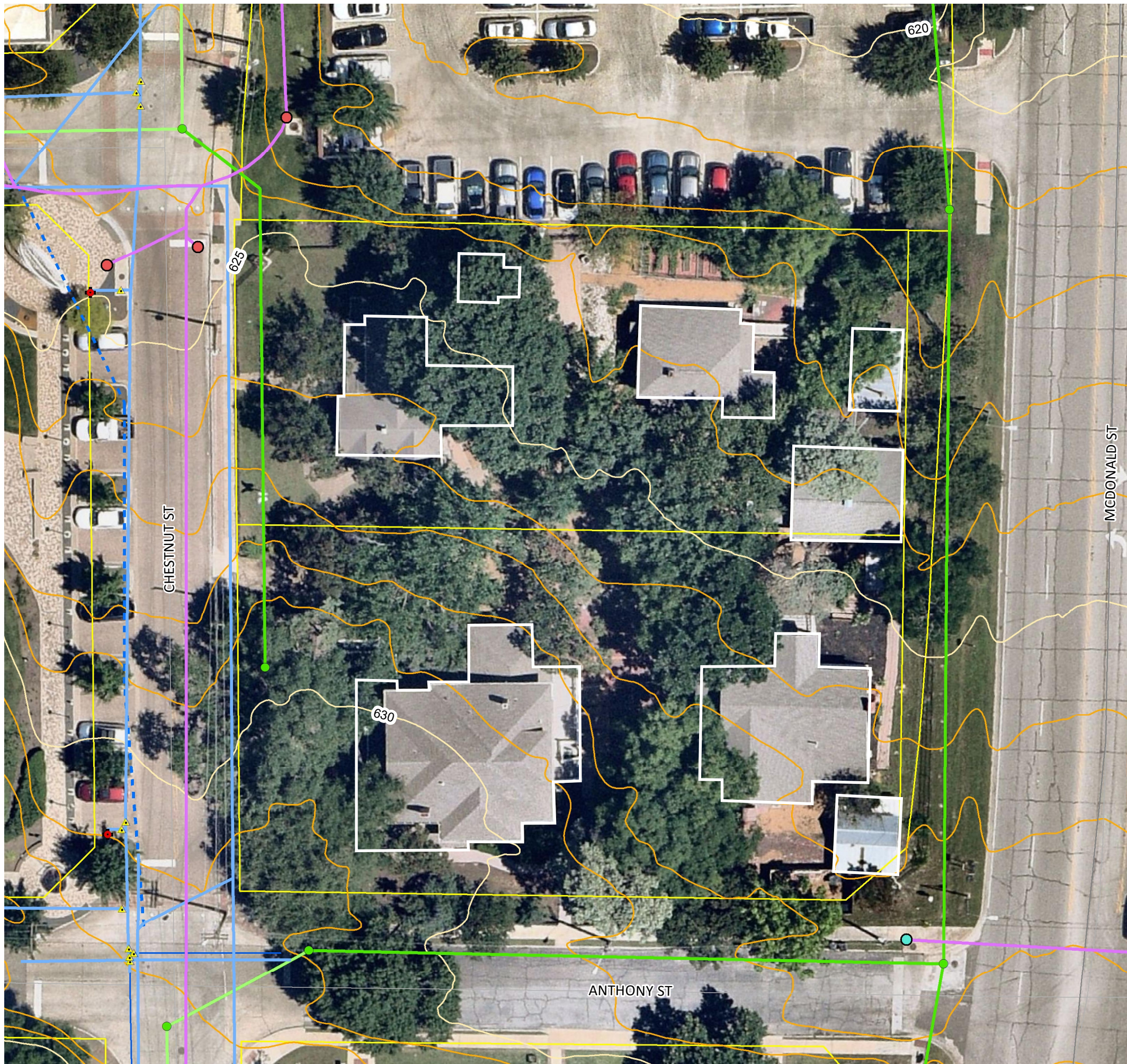
MARCH

Complete Phase II
drainage in time for
April Spring Market
Kick Off

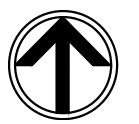
MAY

Phase III Completed





Chestnut Square McKinney, Texas



1" = 30'

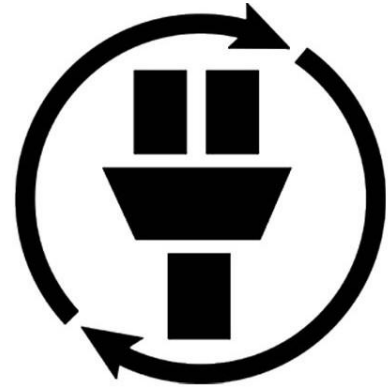
Exhibit A

Foundation and Concrete Services

www.fcsfoundationandconcrete.com

877-554-8284

3332 Sherwood Ave
Lancaster, Texas 75134



Proposal valid for 30 days

Date 10-28-2024

Client Details

Ian Maclena
[214-893-9846](tel:214-893-9846)
304 S Chestnut St
McKinney, Collin, TX 75069

Sales Representative

TJ Gilmer
[\(469\) 822-2530](tel:469-822-2530)
TJ.Gilmer@FCSFoundationandConcrete.com

Product List

Description	Quantity
Engineer Report (Final On-site Inspection) upon final payment foundation and concrete services will order final engineering on-site inspection report	1
Lifetime Transferable Warranty For pressed piers (concrete & steel) , Drilled piers and helical piers.	1
Note: We are not liable for any plumbing, electrical, framing, roofing, flooring, or any other damage caused by standard work procedure.	1
Residential City Permit	1
Understructure shimming of existing pier and beam supports to improve floor slopes. Metal shims will be used for all vertical shimming.	1
Reinforced Drill Concrete Pier Single 12" diameter , up to 12 feet deep , cast in place pier.	5
Spread Footer and solid block set. 2' x 2' x 1' deep, casted in place spread footer, Reinforced with #3 rebar. Solid block 8"x8" by 12-16" height.	5

Lineal feet of Girder Beam

21 ft

Pressure treated Lumber will be used.

Reinforcing center beam and joist joints with bolts and hangers

Simpson ties LU210 or match size equivalent on joist to center beam (2) 1/2 inch diameter thru bolts with washers spaced to joist spacing

Subtotal	\$11,295.00
Total	\$11,295.00

We have an amazing Referral Program! Ask us how you can earn \$200.00 by referring your friends and family!

The terms and conditions, along with this contract, serve as proof of warranty. The warranty is only active once we have received final payment and a passing plumbing test. Payment terms cannot be changed once the estimate is signed. Payment is due within 48 hours of emailed invoice, unless otherwise noted on the contract. See warranty terms and conditions for a detailed explanation.

Payment options:

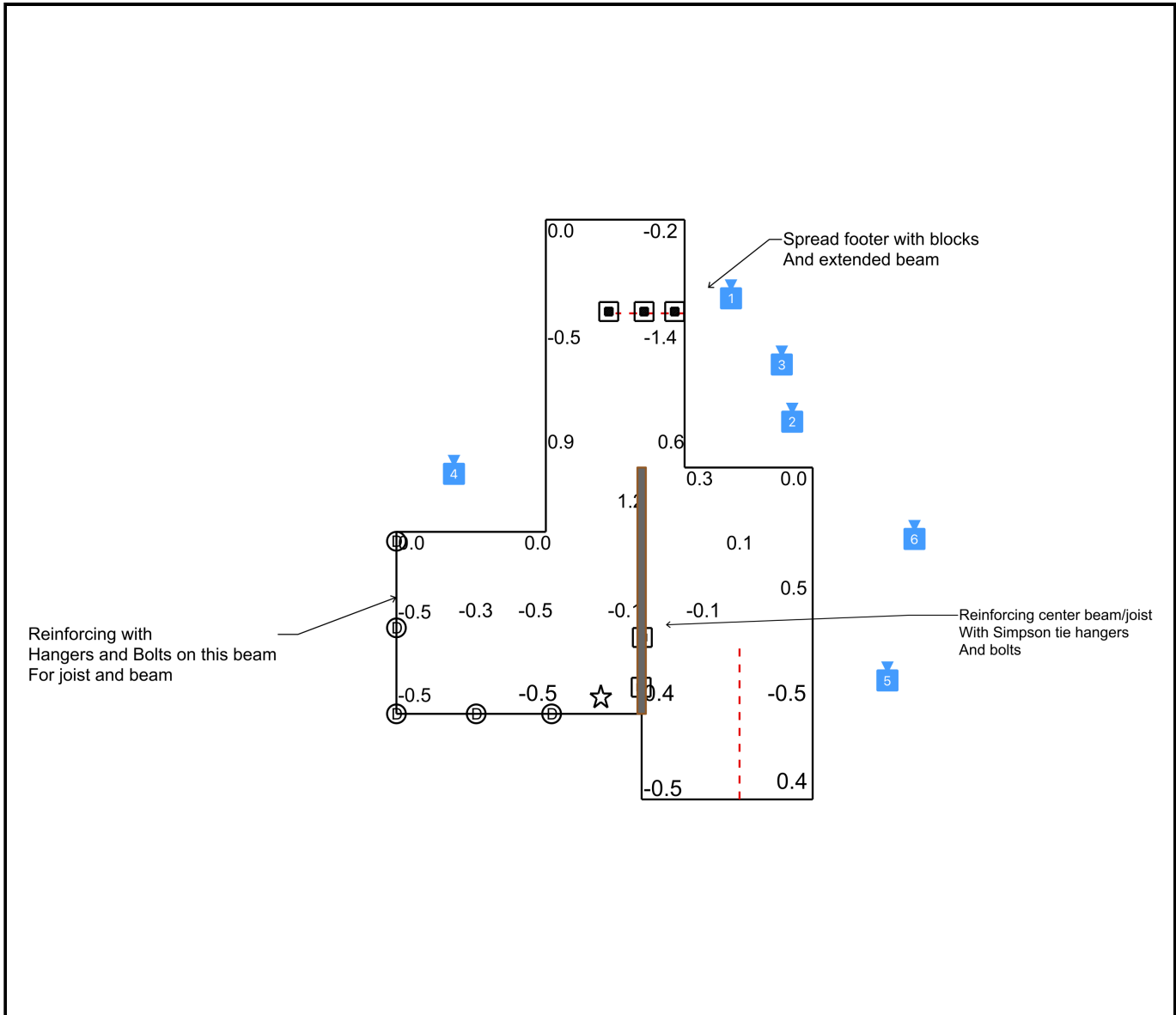
- ENERBANK Financing
- Cash
- Zelle (send to La Mirada Properties LLC, email associated to the account fcsdallas@gmail.com)
- Check (made out to "Foundation and Concrete services or FCS)
- Credit card (2% processing fee)
- ACH


The homeowner has three days from the day of the contract to rescind without penalty. If a customer cancels 48 hours prior to the job beginning the customer is responsible for a cancellation fee of 10% or any fees already incurred by Foundation and Concrete Services (whichever is greater). There is inherent risk during foundation repair and Foundation and Concrete Services is not responsible for collateral damages; please review warranty terms.

By signing this document _____ is affirming they have read and understand the terms and conditions, acknowledging that all payments for services performed by Foundation and Concrete Services will be paid in full within 48 hours of receiving the invoice (unless otherwise noted on the contract). The Final Payment can be given to the project manager or called into the office. Late payments are subject to a 1.5% late fee per month and could be subject to additional fees per terms and conditions.



Exhibit A



D	Reinforced Drill Concrete Pier	5		Spread Footer and solid block set.	5
---	Lineal feet of Girder Beam	21 ft			

Customer Signature

Date

Authorized Rep. Signature

Date



1 - 1



1 - 2



2 - 1



3 - 1



4 - 1



4 - 2



5 - 1



5 - 2



5 - 3



6 - 1



6 - 2



6 - 3



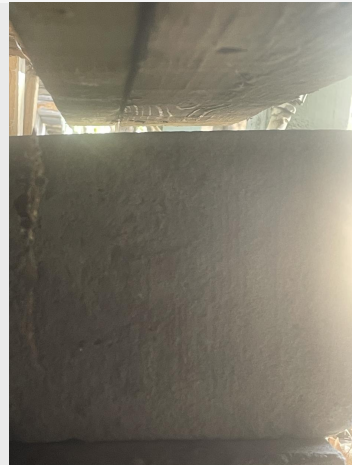
6 - 4



6 - 5



6 - 6



6 - 7

FOUNDATION AND CONCRETE SERVICES CONTRACT

This contract (this "Contract") is dated effective the date last signed below by La Mirada Properties, LLC, a Texas limited liability company d/b/a Foundation & Concrete Services (the "Company") and Ian Maclena ("Homeowner"), Project Address: 304 S Chestnut St McKinney. Start date:

1. GENERAL CONDITIONS

1. The work to be performed under this contract is designed to attempt to return the foundation to as near its original horizontal position as possible. The house will be lifted until, in the sole opinion of Company, further raising will produce or create unacceptable damage to the foundation or structure. The exact description of work to be performed is listed on **Exhibit A**, which is attached hereto and incorporated herein by reference.
2. The stabilization or stopping of foundation settlement can and may reverse some of the damage already done to the foundation and structure, and it may cause or create new damage by movement or lack of movement.
3. The company has no obligation to repair or replace any damage whether exposed, concealed, or buried, to the foundation, structure, floors, *plumbing, electrical wiring, other portions of the structure and its systems,

furniture, fixtures, furnishings, landscaping, vegetation, wood, decks, spas, exterior lighting such as lamps and landscape patio lights or other real or personal property, without regard to when or where said damage occurs. Before job begins, please remove any objects from work area that may obstruct our work process and performance and to avoid damage to property please remove all breakable items from the walls, cabinets, and shelves that are in proximity of the area to be lifted as to avoid probability of damage. We will remove and transplant shrubbery at the point of installation as needed to create adequate accessibility to perform the work. WE CANNOT GUARANTEE SURVIVAL OF PLANTS AND WE TAKE NO FINANCIAL RESPONSIBILITY FOR THEIR SURVIVAL.

4. If after work has begun, it is discovered that the foundation has been constructed of substandard materials and lacks the structural strength necessary to properly transfer the load imposed by underpinning, then there may be an adjustment in the contract price and scope of work. Substandard construction is usually not discovered until work has begun and possibly not until a lift is attempted.
5. Owner shall supply our company with water and electricity at the owner's expense. Our company must always have access to the breaker box and must enter the interior of the dwelling at the time it is lifted.
6. DISCOVERY CLAUSES -- Existing Piers – Discovery of existing builder piers, or steel bracket piers, will incur an additional charge per a change order at \$150 per pier to disable. -Non-Steel Reinforced Grade Beams – If we are performing repairs on a property without reinforced grade beams, work will cease until a change order is agreed upon. -Shallow Water Table – If we discover that there is an unusually shallow water table that prohibits our work or changes our work then, work will cease until a change order is agreed upon. - Deep Grade Beam-If your grade beam is deeper than 30” then there is a \$75 per foot per hole fee assessed and additional time may be needed to complete the job. -Tunneling Depth – Standard tunnels are 3’x3’. If a tunnel depth increase is needed due to beam depth, then an additional charge of \$75 per foot in depth will be charged per foot we excavate. -The steel pier pricing is for up to 30 feet in depth if the adequate pressure has not been achieved at 30 feet our company will have to continue to go deeper until the right pressure is achieved, Piers that go deeper than 30 feet will be charged at \$20 per each additional foot. -This Contract contains the entire agreement of the parties with respect to the subject matter of the Contract. The contract supersedes any prior agreements, understandings, or negotiations, whether written or oral. This Contract can only be amended through a written document formally executed by all parties

*Note: Our Company recommends that the plumbing be tested before and after any foundation work is done. The owner is responsible for having the test performed unless testing is included in the Repair Specifications listed on **Exhibit A**. Any plumbing leaks detected before or after the foundation repairs have been completed are the sole responsibility of the owner to repair. To properly test a sewage line, it is necessary to have a working sewage cleanout, if a suitable cleanout is not found by the plumber after a reasonable search, the test will be deemed completed with regards to this contract. If the owner wants to have the test completed, a cleanout will need to be installed at the owner's expense. (An actual test must be performed if mud-jacking is included on the Repair Specification on **Exhibit A**.) If a new leak is detected, it is the owner's responsibility to have it repaired within a reasonable period.

2. LIFETIME WARRANTY

The Lifetime Warranty work only applies to the pressed pilings (concrete, combination hybrid, and steel). The company also provides a 5 year transferrable warranty on spread footers, 2 year transferrable warranty on pad and block and wood repairs and a 1 year transferrable warranty on reshimming. There is no warranty for existing pier adjustments that were not installed by our company. It is the intention of the contractor to permanently stabilize the

settlement of that portion of the foundation covered by this contract within one (1) part of two hundred and forty (240) parts for the life of the structure that it supports (1" settlement in 20' horizontal span or 1/4" in 5' horizontal span). This warranty only applies to the work performed by contractor described as Lifetime Warranty work under the terms, provisions, and conditions of this contract, otherwise specifically noted in the "Warranty" section of the contract. All warranties granted herein are expressly conditioned upon the receipt of full payment of the contract price, plus any adjustments thereto. Excluded from this warranty is covered under the Exclusions section of this warranty. Plumbing leaks are a primary cause of foundation issues and therefore, it is a condition precedent to Foundation and Concrete Services obligation to perform any warranty work or inspection for Customer to have obtained a passing plumbing test within the last ninety days by a licensed plumber which shows that there are no leaks affecting the foundation. The two tests are domestic water pressure test and a sewer hydrostatic test. If the plumbing test fails, the next step is to order a leak locate. Once you have these results, please send them to info@fcsfoundationandconcrete.com. Foundation and Concrete Services shall not be liable for any incidental or consequential damages to the property resulting from the adjustments performed to repair any defect covered by this warranty, and in no event shall Foundation and Concrete Services incur any liability to the customer that exceeds the amount of the original contract price. This warranty is voidable if any repairs or modifications to its work are performed or attempted by someone other than Foundation and Concrete Services. The scope of work covered by this warranty does not guarantee no work will be needed in the future.

THIS WARRANTY SHALL BE NULL AND VOID IF: -Proof of passing plumbing test by a licensed plumber is not received within 30 days of completion of foundation repair. Location and/or installation of cleanouts is not included and may be required to perform plumbing test. --Full payment is not received within 30 days of completion of work as specified, unless otherwise agreed to in writing on the contract. --Additional story is added to the structure, or changes of a similar scope are made without prior written approval of contractor, when such changes would affect loads on the foundation. --The structure is sited on a fault or is affected by an earthquake. --Underground facilities or swimming pools are installed within a horizontal distance from the foundation equal to or less than the depth. --The foundation is undermined (i.e., soil slumping, eroding, plumbing leaks, creek beds, excavations, etc.) --The natural eroding of the existing structure. --Any accidental or intentional damage, fire, flood, windstorm, tornado, or other acts of God and nature. --Structure is not reasonably maintained (i.e., proper, or controlled watering, gutters, drainage). --The foundation is repaired in any way by another construction company. (i.e., addition of new piers, adjusting existing piers, etc.).

3. TRANSFER OF WARRANTY

In the event a change of ownership occurs, assignment of this warranty to a new owner or owners must be accomplished no later than thirty (30) days after transfer of title. Assignment will be made in accordance with the warranty and with the procedures in effect at the time of transfer, and further upon receipt of payment of the transfer fee current at the time of transfer. So long as the provisions of this paragraph are met, there is no limit to the number of transfers that can be made. UNLESS ASSIGNMENTS ARE PROPERLY MADE WITHIN THIRTY (30) DAYS AFTER TRANSFER OF TITLE, THIS WARRANTY IS NULL AND VOID. To transfer the warranty, a written request stating the name of the new owner and the property address must be mailed by certified mail along with a check for \$100.00 to the address stated below within thirty (30) days of the transfer of the property.

4. SCHEDULE

Foundation and Concrete Services may start the work at any time on the date agreed upon and Customer agrees to provide access to the Property on the interior for evaluation and completion of the work. If customer does not want our crew working after dark, they must notify Foundation and Concrete Services prior to work beginning. In the event, customer fails to allow access to the Property in accordance with the foregoing terms, then Foundation and Concrete Services shall be entitled to an extension to any schedule for the work and entitled to a fee of \$250.00 for each time its workers go to the Property and are denied access. In addition, if the customer delays the progress of work while onsite there could be additional charges of \$250 per hour charged to the final invoice. Any representations for the dates for performance of the Work are estimates and are made in good faith but are not guaranteed. Foundation and Concrete Services shall not be responsible for any delays caused by Customer, other residents in the Property, other contractors retained by Customer, or hidden/defective conditions at the Property.

5. COLLECTIONS

Our Company can and will utilize any legal procedure when it comes to the collection of unpaid balances, The owner agrees that interest on unpaid balances shall accrue at the lesser of eighteen percent (18%) per annum or the maximum amount allowed by law from the date that such payment is late. All costs associated with the collection of this debt, including without limitation, the costs of a debt collector, costs of court, and attorney's fees, will be the responsibility of the owner.

6. F. TERMINATION

Company may terminate the warranty at any time by paying to the current owner an amount equal to the total payments made under the original contract of the mutually agreed price. No changes to this document will be valid unless approved in writing by both parties.

7. NOTICES

All notices (such as change of property owner and transfer of warranty) must be sent by certified mail to the address below: Either party may change such party's address to send notices by sending notice to the other party of such change in address. Notice shall be considered received three (3) days from the date of mailing.

8. PAYMENT TERMS

Payment shall be made by Payment Plan, Pay at Close, Credit Card, Check, or Cashier's Check made payable only to Foundation and Concrete Services or FCS, in accordance with the payment provision on page 1 of this Contract. If Customer fail(s) to remit payment upon completion of the lift, then Foundation and Concrete Services shall be entitled to interest on the overdue balance accruing at the rate of one-and one-half percent (1.5%) per month beginning thirty days after Foundation and Concrete Services completes the lift, or at the highest rate of interest permitted by law, whichever is less.

All work is to be done as specified on agreement **Exhibit A** or as determined by the engineer and is to be done in a workmanlike time for the total of \$11,295.00.

This price does not include any repair, painting, caulking, and mortar repair, door adjustments or framing adjustments. We use third party, independent Engineers and Plumbers, if an initial engineering report is included in the specification above, the work will be done per the engineer's recommendation.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the contract.

Note: This contract may be withdrawn by Foundation & Concrete Services if not accepted within 14 days.

Completion of work is defined as when the installation of the piers and or drainage correction is completed. Mud jacking, final Engineering inspection and final plumbing test will be done as quickly as circumstances allow.

The prices, specifications and conditions listed above and on this contract are satisfactory and are hereby accepted. By signing this agreement, I state that I am the legal owner of the property being repaired as of the date of this contract and Foundation and Concrete Services is authorized to do the work specified. Payments will be made as outlined above.

****Customer understands that their property could be used in marketing pieces both printed and online. If they do not agree to this, they must notify Foundation and Concrete Services in writing or by email prior to job start date.**

_____ OWNER NAME	_____ DATE	_____ OWNER SIGNATURE	_____ DATE
_____ COMPANY REPRESENTATIVE	_____ DATE	_____ COMPANY REP SIGNATURE	_____ DATE



Chestnut Square

Estimate Date November 29th
Estimate No Heritage 001

QUANTITY	DESCRIPTION	AMOUNT	
	<p>Scope of Project</p> <p>Upon initial and additional assessment and inspection, the following are my findings for Phase III of the project:</p> <p>Completely clear out all debris, trash, chimney bricks and existing construction leftovers in order that we have a clear and clean work area for us to be able to maneuver. This is a highlighted point, because for us to be able to work unhindered, and within the height confines of almost only 3ft, we cannot have anything get in our way.</p> <p>Remove all rotted and damaged lumber. Remove any and all lumber that has not been installed correctly. Remove any concrete blocks that are not being used, and place them and place them in strategic points under the house to provide level support throughout. Reinforce the weakest areas with the correct sizing 2x6x10/12/14 ft joists, that are treated and ground contact, so that we can have complete piece of ,mind that they will not get rotter for the next 20yrs.</p> <p>Materials, supplies, lumber, nails, lighting system, etc Labor</p>		<p>9,500.00 10,350.00</p>
		Subtotal	\$19,850.00
		Tax	
		Total Owed	\$19,850.00

THANK YOU FOR YOUR BUSINESS!



Amigos Landscape Services

11532 Wentworth drive
Frisco Texas
75035
(972) 955-5644
amigoslandscapeservices.net
rayfabela@yahoo.com

ESTIMATE
EST0081

DATE
Nov 14, 2024

TOTAL
USD \$5,497.00

TO

DeAnna Stone

315 S Chesnut Street
McKinney Texas
75069
214 837-7777
deanna@chestnutsquare.org

DESCRIPTION	RATE	QTY	AMOUNT
Concrete step Phase 4	\$5,497.00	1	\$5,497.00
1 Remove railroad ties			
2 Remove pavers along step area phase 4 refer to revised drawing			
3 Install concrete forms at step area phase 4			
4 Poor concrete beam refer to revised drawing			
5 Install DG as base @ reinstalled paver top step, refer to revised drawing			
6 Reinstall pavers as per revised drawing			
7 Install DG and gravel mix grade to top of landing			
8 Provide general clean up			
9 Remove all associated debris			
TOTAL			USD \$5,497.00

Note: step area to be redone, (total step area 26'x9') I will send over the detail as well



ESTIMATE

Delaney Cottage Chimney & Taylor Inn Foundation

Benji Restoration
1104 S Tennessee St
McKinney, Texas 75069
United States

Mobile: 214-893-9846

BILL TO
Chestnut Square
DeAnna Stone
304 S Chestnut St
McKinney, Texas 75069
United States

(214) 384-7126
deanna@chestnutsquare.org

Estimate Number: 21

Estimate Date: December 9, 2024

Valid Until: January 8, 2025

Estimate Total (USD): **\$4,800.00**

Items	Price	Amount
Chimney Rebuild base of Delaney Cottage chimney that is in disrepair under the house in the crawl space. Remove any loose brick from the base, rebuild from the interior of the base using concrete/fill material as needed and re-lay the existing brick to match original structure as close as possible.	\$2,200.00	\$2,200.00
Taylor Inn Address foundation issue on front/right side of building where the front wall is bowed and foundation beam has twisted out of place. Level that part of structure as needed to relieve stress, reinforce beam support and refasten joists to the beam using joist hangers.	\$2,600.00	\$2,600.00
	Total:	\$4,800.00
Estimate Total (USD):		\$4,800.00



ESTIMATE

Delaney Cottage Porches & Ramp

Benji Restoration
 1104 S Tennessee St
 McKinney, Texas 75069
 United States

Mobile: 214-893-9846

BILL TO
Chestnut Square
 DeAnna Stone
 304 S Chestnut St
 McKinney, Texas 75069
 United States

(214) 384-7126
 deanna@chestnutsquare.org

Estimate Number: 20
Estimate Date: December 9, 2024
Valid Until: January 8, 2025

Estimate Total (USD): **\$24,400.00**

Items	Price	Amount
<p>Demo & Haul-off Demo and haul-off existing porch boards and framing structure. Reinforce existing porch roof support while foundation work is being done as preventative measure to avoid damage to roof structure.</p>	\$2,000.00	\$2,000.00
<p>Framing Build new framing structure for front porch, landing and ramp, as well as side porch using 2x6 pressure treated lumber, and joists on 12" centers. Ledger boards are attached to house using lag screws, new posts are installed for ramp, and existing support for porch roof is re-used. Note, if porch roof support structure needs to be reinforced or replaced, additional work will e quoted based on time and materials.</p>	\$5,400.00	\$5,400.00
<p>Decking Install AZEK Timber Tech standard width tongue and groove porch boards from the Harvest collection in Slate Gray, fastened with Cortex screws and plugs, on front porch/landing and side porch. 1x8 square edge deck boards from the same collection and in the same color will be used on the ramp.</p>	\$13,000.00	\$13,000.00
<p>Steps Replace existing steps on front and side porches. New 2x12 stringers are constructed on 12" centers, and wrapped with treads/risers using 1x6 solid deck boards from the same AZEK Timber Tech Harvest collection in matching Slate Gray.</p>	\$1,800.00	\$1,800.00
<p>Ramp Railing New railing will be installed on both sides of ramp and around landing, style will be same as on chapel ramp, using grooved balusters and angled bottom rails to properly shed water and enhance longevity.</p>	\$2,200.00	\$2,200.00



ESTIMATE

Delaney Cottage Porches & Ramp

Benji Restoration
1104 S Tennessee St
McKinney, Texas 75069
United States

Mobile: 214-893-9846

Total: \$24,400.00

Estimate Total (USD): \$24,400.00

Notes / Terms

1 YR warranty is included on workmanship. Itemized price is for work explicitly described in this estimate, any unforeseen work required to complete the project due to unknown conditions prior to work commencing, will be quoted separately based on time and material and submitted for approval. An initial down-payment of \$10,000 is required upon approval, with one progress payment of \$10,000 and then balance due upon job completion.



ESTIMATE

Delaney Drainage

Benji Restoration
1104 S Tennessee St
McKinney, Texas 75069
United States

Mobile: 214-893-9846

BILL TO
Chestnut Square
DeAnna Stone
304 S Chestnut St
McKinney, Texas 75069
United States

(214) 384-7126
deanna@chestnutsquare.org

Estimate Number: 19
Estimate Date: December 9, 2024
Valid Until: January 8, 2025

Estimate Total (USD): **\$13,500.00**

Items	Price	Amount
<p>Grading Grade south side of Delaney Cottage to create a swale roughly 12-15' away from the house that runs from the front of the house past the gate leading to the back courtyard area. The swale will be 3-4" lower than ground level at the house such that rain water flows away from the house to the swale and then towards the back courtyard area. Grade front yard on south side of front walkway, similarly to create a swale that directs water flow away from the house and around the NW corner of the house.</p>	\$4,500.00	\$4,500.00
<p>Brick Walkway Pick up the brick walkway from the front concrete walkway around the house to just past the side gate to the back courtyard, remove/stack brick out of the way prior to grading. Then, re-install brick walkway after grading, match existing shape/position as close as possible.</p>	\$3,200.00	\$3,200.00
<p>Front Walkway Demo/remove 3 sections of concrete front walkway closest to front of house, replace with new concrete walkway that slopes away from front steps and matches grading in front.</p>	\$1,400.00	\$1,400.00
<p>Grass Resod front and side yards with St.Augustine grass after grading is complete.</p>	\$3,000.00	\$3,000.00
<p>Irrigation Identify and cap existing irrigation lines that will be impacted by grading, then re-install lines and sprinkler heads as necessary.</p>	\$1,400.00	\$1,400.00
	Total:	\$13,500.00
<hr/>		
	Estimate Total (USD):	\$13,500.00



ESTIMATE

Courtyard Grading

Benji Restoration
 1104 S Tennessee St
 McKinney, Texas 75069
 United States

Mobile: 214-893-9846

BILL TO
Chestnut Square
 DeAnna Stone
 304 S Chestnut St
 McKinney, Texas 75069
 United States

(214) 384-7126
 deanna@chestnutsquare.org

Estimate Number: 18
Estimate Date: December 6, 2024
Valid Until: January 5, 2025

Estimate Total (USD): **\$7,950.00**

Items	Price	Amount
<p>Retention Beam Replace railroad ties along north edge of brick patio between Faires and Delaney Houses, with concrete retention beam. Dimensions are 30' length, 18" depth, 8' width, reinforced with rebar cage and supported with six (6) 8" diameter piers 3-4' in depth.</p>	\$3,500.00	\$3,500.00
<p>Hardscape Build-up Build-up hardscape on north side of retention beam, to level with top of retention beam and create even slope downwards along entire length of retention beam, thus eliminating any possible trip hazards. Build-up is estimated for about maximum depth of around 8" where the step currently exists, and will be done with flex-base gravel, sand and then topped with 2-3" decomposed granite matching the existing hardscape. the entire area north of the retention beam will be graded to create a smooth, straight slope across the entire area.</p>	\$2,800.00	\$2,800.00
<p>Brick Walkway The brick walkway south of the concrete retention beam will be taken up, the base underneath will be leveled and compacted with sand, and brick relayed to create a smooth walking surface.</p>	\$900.00	\$900.00
<p>Demo & Haul-off Majority of existing railroad ties will be removed and hauled off, brick step and landing, and drain grates will also be removed and stacked/stored for future use.</p>	\$750.00	\$750.00
	Total:	\$7,950.00
<hr/>		
	Estimate Total (USD):	\$7,950.00



ESTIMATE

Courtyard Grading

Benji Restoration

1104 S Tennessee St
McKinney, Texas 75069
United States

Mobile: 214-893-9846

Notes / Terms

All material is guaranteed to be as specified above and work is to be performed accordingly, including a one (1) year warranty on workmanship. Any unforeseen repair not explicit in the scope of work is not included, but can be performed and priced optionally. An initial down-payment of \$3,950 is required upon approval and balance due upon project completion.



December 15, 2024

Dear MCDC,

This letter is on behalf of the Board of Directors of Chestnut Square. The integrity of the property of Chestnut Square is crucial to maintain and continue to enhance. Improving safety, the drainage and foundations of the buildings must continue to be a priority.

The property has deteriorated overtime, and it is top priority to improve, enhance and repair the property. We seek to improve the quality of work, sustainability of the work and professionalism of the work. We appreciate any financial support that would be considered for this project

The Board of Directors are in support of the project presented as well as staff of Chestnut Square.

Sincerely,

DeAnna Stone
Executive Director

December 27, 2024

Ms. DeAnna Stone
Executive Director Chestnut Square
315 S. Chestnut St.
McKinney, Texas 75069

Reference: **Chestnut Square Drainage**
315 S. Chestnut St.
McKinney, Texas 75069

Ms. Stone:

Douglass-Engineering has reviewed the historic Chestnut Square site and existing grading plan with respect to stormwater drainage impact on the surrounding properties. It is our understanding that some water diversion is needed around the Dulaney Cottage structure to improve foundation performance and longevity.

The existing grading plan is attached, and it represents a natural sheet flow runoff pattern from the southwest to the northeast. We understand there have been some slight adjustments made to respective grading within the courtyard on the property to divert water around Taylor Inn located on the northeast side (noted on the attachment). These adjustments include berms and a river rock collection area which would result in a slight concentration of outfall to the north in the approximate center of the Square.

The plan to divert runoff around Dulaney Cottage (noted on the attachment) would also result in slight concentrations of outfall on the east and west sides of the Cottage but would not increase the total outfall to the north. The parking lot developed to the north side of the Square was apparently designed to accept the Square outfall and, along with its own surface area collection, transport it to State Highway 5 and stormwater drains at the intersection of the Highway and Davis Street.

It is our conclusion that these proposed modifications will improve the drainage on Chestnut Square while not negatively impacting the surrounding properties.

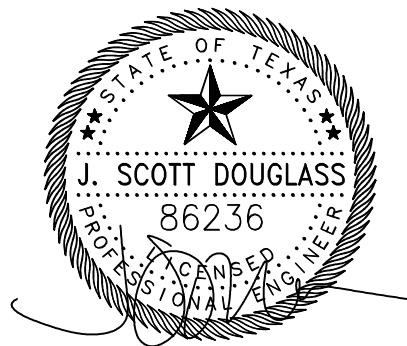
Please contact us if you have any questions.

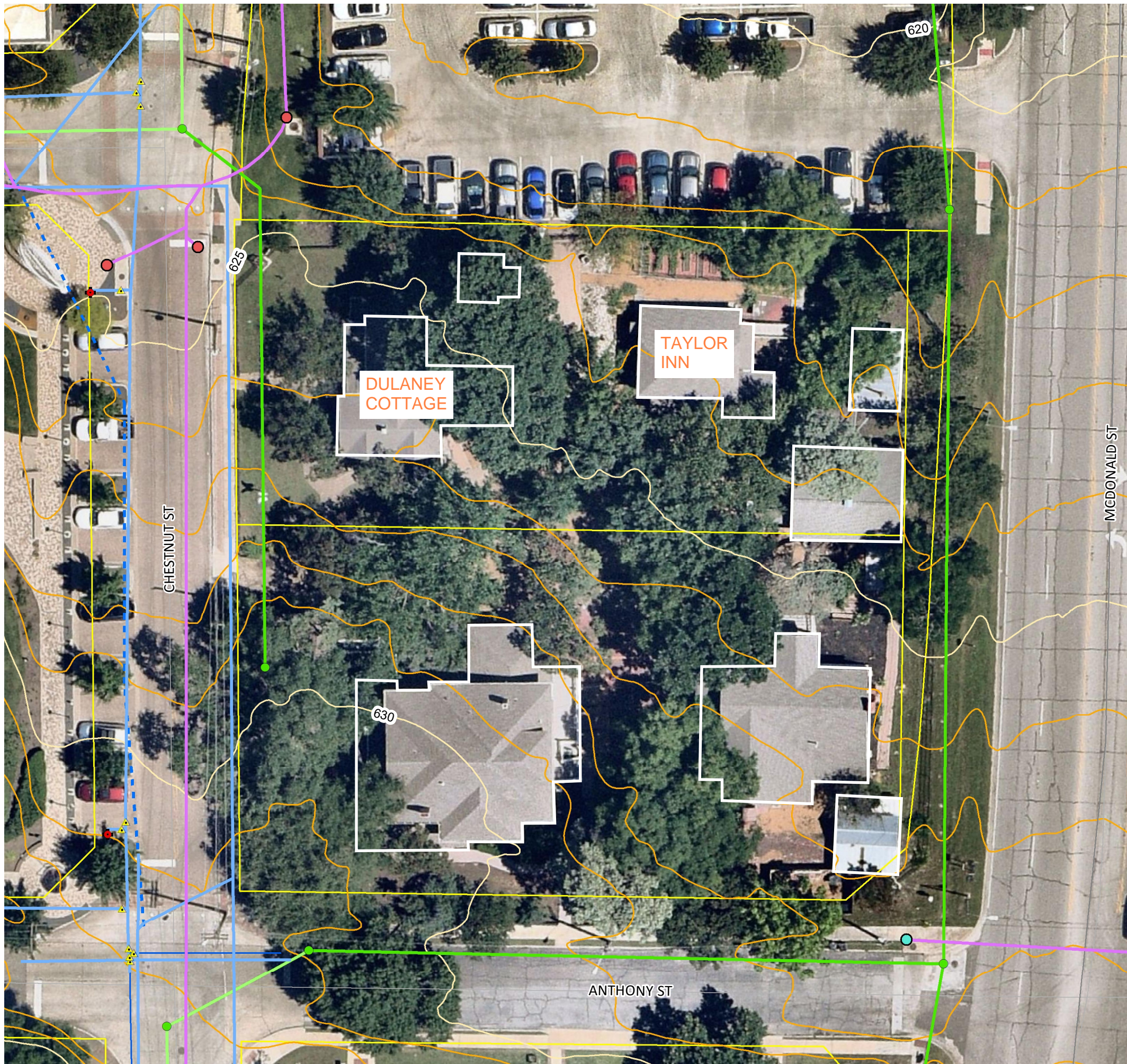
Sincerely,

DOUGLASS-ENGINEERING, LLC

J. Scott Douglass, P.E.

DOUGLASS-ENGINEERING, LLC TBPE – F26696
6729 Vanderbilt Ave, Dallas, TX 75214





Chestnut Square McKinney, Texas



1" = 30'

September 3, 2024

Mr. Ian Maclean
1104 Tennessee St
McKinney, Texas 75069

Reference: **Delaney Cottage**
303 S. Chestnut St.
McKinney, Texas 75069

Mr. Mclean:

Douglass-Engineering has reviewed the construction of the Delaney Cottage through a site visit and review of crawlspace framing photos provided by you. There is a center beam line that traverses the house east-west that shows evidence of distress. The likely cause of the distress is foundation movement related to seasonal moisture changes in the subgrade beneath the house.

The center beam appears to be at a prior exterior wall then an addition to the north was added. The existing beam is 6" x 10" then a 2x10 was added (sistered) for the new joists. On both the original beam and sistered 2x10, there are notches with nailing to support the joists. The 2x10 is separating from the existing beam at a variable distance through the house – from approximately 2-1/2" to 1/2" as the beam extends from the west side to the east.

The house is on a site that primarily slopes downward from the property to the south to the north side of the subject property. There is no positive drainage built into the south side grading so that during modest to heavy rain events the ground is likely saturated along the north end and continuing under the house. This type of saturation can cause significant foundation movement and is likely the cause of the distress in the beams noted above.

Our recommendations are to 1) address the beams separating and reinforce the joist to beam connections, and 2) reinforce the existing exterior walls along the north and west sides of the house.

The 2x10 can be positively connected to the existing 6" x 10" beam with (2) - 1/2" diameter thru-bolts at every other joist space throughout the length of the beam. The bolts should include washers on each side and be placed at a gage of 6", centered on the beam. Then Simpson joist hangers can be added to each joist. The size may be based on a LU210 face mount hanger, but the size may need to be custom based on the actual dimensions of the joist. (NOTE: I recommend shoring of the existing framing during this work to ensure the existing joists are not extracted from their pockets).

Three piers should be added to both the north and west sides of the house beneath the existing exterior beams. They should be drilled to the maximum extent possible depending on the equipment used and the depth to any bearing stratum other than native soil. Ideally this is 10 feet or more.

We can assist by providing details for these conditions so please reach out to us if needed.

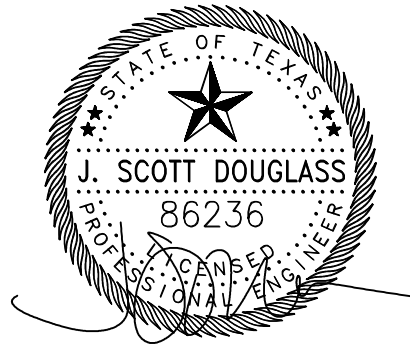
Lastly, we would recommend that some grading work be done on the south side of the house to help divert water away from the house. A landscaping contractor could be contacted for this service.

Please contact us if you have any questions or detailing help is needed.

Sincerely,

DOUGLASS-ENGINEERING, LLC

J. Scott Douglass, P.E.



Board Roster Heritage Village - Chestnut Square

Member	Role	hgctx.org email address
DeAnna Stone	Executive Director	director@hgctx.org
Melanie Perkins	Chair	boardchair@hgctx.org
Tim McClure	Vice Chair/Organizational Excellence	operational@hgctx.org
Davina Gazo	Secretary	secretary@hgctx.org
Leigh Chamberlain	Treasurer	treasurer@hgctx.org
Jennifer Druckamiller	Chair HTOH, Advisory, Mkt	advisory@hgctx.org
Mark Miserak		pastchair@hgctx.org
(Pa)Tricia Robles	Farmer's Market Liaison	farmersmarket@hgctx.org
Paul Miles	Membership Development	development@hgctx.org
Nick Keim	Idea Man	
Amanda Konersmann	Community Relations - Volunteers	relations@hgctx.org
Ian Maclean	Facilities Committee - Chair	facilities@hgctx.org
Dean Lucas	Corporate Meeting Space - Chair	corporate@hgctx.org
Kari Kennedy		

Class	Term1	Term2	Phone	Email	Postion
			214-384-7126	DeAnna@chestnutsquare.org	
2023	2025		214-356-6232	Melaniejlcc@gmail.com	
2024	2026		972-834-1344	tmclure@willowbridgepc.com	
2024	2026		646-236-4496	davina@davinagazo.com	
2023	2024		469-667-3489	leigh@dedicatedbookkeepings.com	
2020	2023	2026	214-551-1727	jenniferdruckamiller@gmail.com	
2021	2023	2026	972-489-1402	mmiserak@gmail.com	Retired from S/
2021	2022	2025	973-769-5950	roblesatl@yahoo.com	P&G Sales
2023	2025		972-333-4700	paul.miles73@gmail.com	
2021	2023	2026	469-215-3553	nick@theceltm.com	Manager at the
2024	2026		972-533-2013	akonersmann@yahoo.com	
2024	2026		214-893-9846	ian@benjirestoration.com	
2024	2026		408-409-0021	dlucas@gmail.com	
2025	2027		214-564-7196	kari.kennedy@kw.com	

Notes LinkedIn profile

Took Sandi D expiring slot

Took Brian Media expiring slot

took over for prior term

[m](#)

took over for prior term

took over for prior term

! Celt

Took Emil D's expiring Slot

Expanded Board

Expanded Board

The Heritage Guild of Collin County

	2025
	2025 Budget
Income	
40000 Grants	60,000.00
40050 MCDC Grant	24,000.00
Restricted Grants	0.00
Total 40000 Grants	\$ 84,000.00
41000 Direct Public Support	
41010 Membership Dues	2,100.00
41020 Donations, General Public	15,000.00
41030 Corporate Contributions	12,500.00
41032 F2T Sponsorship	7,500.00
41050 Special Purpose Gifts	0.00
41060 McKinney Heritage Membership	900.00
Total 41000 Direct Public Support	\$ 38,000.00
42000 Program Revenues	
42010 Farmers' Market	100,000.00
42011 FM Social Media Fees	8,800.00
42030 Merchandise Sales	3,000.00
42040 Education Programs	4,000.00
42050 Ghostly Haunting	4,000.00
42070 Prairie Camps	12,000.00
42080 Public Village Tour	2,100.00
42090 Tea & Tour	2,000.00
42100 Trolley Tour	0.00
Total 42000 Program Revenues	\$ 135,900.00
42500 Event & Fundraising Revenues	
42510 Chester Book Sales Royalties	0.00
42520 Farm to Table Dinner	10,000.00
42550 Ghost Walk	3,500.00
42560 Holiday Home Tour	20,000.00
42580 Murder Mystery	3,000.00
42610 Bar Wars	0.00
42620 Special Event	0.00
42699 Other Event/Fund Raising Income	0.00
Total 42500 Event & Fundraising Revenues	\$ 36,500.00
43000 Facility Rentals	
43010 Weddings	355,840.00
43020 Rentals	4,800.00

Corp Rentals	2,000.00
Total 43020 Rentals	\$ 6,800.00
Total 43000 Facility Rentals	\$ 362,640.00
44000 Other Operating Income	0.00
44020 Background Check Fees	0.00
Total 44000 Other Operating Income	\$ 0.00
45000 Investments	
45030 Interest-Savings, Short-term CD	1,500.00
Total 45000 Investments	\$ 1,500.00
Sales	
Total Income	\$ 658,540.00
Gross Profit	\$ 658,540.00
Expenses	
61100 Wedding Expenses	0.00
61110 Wedding Costs	21,600.00
61114 Security Services	4,200.00
Total 61100 Wedding Expenses	\$ 25,800.00
61111 Corporate Facility Rental Expenses	3,000.00
61112 Rental Event Costs	0.00
Total 61111 Corporate Rental Expenses	\$ 3,000.00
61200 Programming Expenses	
61210 Farmers' Market Costs	22,400.00
61211 Farmers' Market Social Media Expense	4,000.00
61230 Merchandise Costs	900.00
61240 Educational Programs Costs	1,400.00
61270 Tour & Tea Costs	1,200.00
61280 Trolley Tour Costs	0.00
61290 Prairie Camp Costs	4,600.00
61299 Other Programming Costs	0.00
Total 61200 Programming Expenses	\$ 34,500.00
61400 Events & Fundraising Expenses	
61420 Farm to Table Dinner Costs	8,500.00
61450 Ghost Walk Costs	720.00
61460 Holiday Home Tour Costs	4,000.00
61470 Ice Cream Crank Off Costs	0.00
61480 Murder Mystery Costs	1,200.00
61490 Bar Wars Costs	0.00
61510 Special Event Costs	2,000.00
61599 Other Event Costs	0.00
Total 61400 Events & Fundraising Expenses	\$ 16,420.00

61600 Business Expenses	
61610 Advertising, PR & Marketing	20,400.00
61611 Advertising - Grant Reimbursable	18,000.00
<i>Total 61610 Advertising, PR & Marketing</i>	\$ 38,400.00
61640 Business Registration Fees	0.00
61645 Background Check Expense	600.00
61660 Rentals (Administration)	0.00
61670 Volunteer Relations	2,000.00
61680 Staff Relations	2,000.00
Total 61600 Business Expenses	\$ 43,000.00
61700 Outside Services	
61730 Fundraising Expenses	0.00
61740 Outside Contract Services	6,600.00
Total 61700 Outside Services	\$ 6,600.00
62000 Facilities and Equipment	12,000.00
62010 Building and Equip Maintenance	0.00
62011 Landscaping	23,750.00
62012 Repairs & Maintenance - Museum	21,000.00
62013 Cleaning & Maintenance Supplies	15,600.00
62019 Grant Expenses - Structures	0.00
Total 62010 Building and Equip Maintenance	\$ 60,350.00
62020 Curation	600.00
62030 Equip Rental & Maintenance	600.00
62050 Property Insurance	14,400.00
62060 Utilities	37,800.00
Total 62000 Facilities and Equipment	\$ 53,400.00
63000 Office Operations	
63010 Books, Subscriptions, Reference	1,200.00
63020 Postage, Mailing Service	600.00
63025 Printing and Copying	9,000.00
63030 Supplies	4,200.00
63035 Telephone, Telecommunications	7,800.00
63040 IT Expense	21,000.00
Total 63000 Office Operations	\$ 43,800.00
64000 Other Administrative Expenses	
64015 Bank Service Charges	240.00
64020 Credit Card Fees	7,200.00
64021 QuickBooks Payments Fees	7,800.00
64035 Insurance, Liability, D & O	6,000.00
64045 Finance Charges & Late Fees	0.00
64055 Memberships & Dues	1,200.00

Total 64000 Other Administrative Expenses	\$	22,440.00
65000 Payroll Expenses		
65010 Salaries, Staff		222,477.50
65030 Salaries, Wedding Coordinator		82,910.00
65040 Payroll Taxes		24,431.00
65050 Payroll Processing Costs		3,900.00
Total 65000 Payroll Expenses	\$	333,718.50
67000 Travel Expenses		
67000 Travel		0.00
Total 67000 Travel Expenses	\$	0.00
Sales Tax		0.00
Total Expenses	\$	655,028.50
Net Operating Income	\$	3,511.50
Other Income		
71030 Other Income		
Total Other Income		
Net Other Income		
Net Income	\$	3,511.50

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Balance Sheet

As of December 27, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10000 Petty Cash	50.00
10010 First United Operating Account 5637	123,657.72
10020 Indep Bank - Operating (1019)	0.00
10030 Indep Bank - Reserve (1050)	348.58
10040 First United Money Market *6099 (Reserve & Short Term Funds)	13,770.71
10050 First United Savings *9355 (Designated Funds)	52,006.42
10060 PayPal	136.53
10070 Merchant Services	0.00
10080 First United Certificate of Deposit 4211 (Long Term Capital Funds)	12,732.41
Total Bank Accounts	\$202,702.37
Accounts Receivable	
11000 Accounts Receivable	3,046.79
Total Accounts Receivable	\$3,046.79
Other Current Assets	
10900 Marketable Securities	50,000.00
12000 Undeposited Funds	140.00
Other Receivables	0.00
Total Other Current Assets	\$50,140.00
Total Current Assets	\$255,889.16
Fixed Assets	
15000 Buildings, Furniture and Equip	14,210.00
15001 Buildings, general	1,162,090.05
15010 Dulaney House	19,353.66
15012 Johnson House	12,469.90
15013 Chapel	27,292.55
15014 Faires House	7,402.16
15015 Dixie's Store	7,783.78
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
15040 Assets for Rental Business	1,497.00
15099 Accumulated Depreciation	0.00
Total 15000 Buildings, Furniture and Equip	1,909,645.29
Total Fixed Assets	\$1,909,645.29

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Balance Sheet

As of December 27, 2024

	TOTAL
Other Assets	
18600 Other Assets	0.00
18700 Security Deposits	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$2,165,534.45
<hr/>	
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Credit Cards	
21000 Credit card payable	0.00
21100 Indep MC 3622	0.00
21120 First United Credit Card	680.58
Total Credit Cards	\$680.58
Other Current Liabilities	
24000 Payroll Liabilities	0.00
24400 Deferred Revenue, Dulaney House	0.00
24450 Wedding Damage Deposit	9,950.00
24500 Deferred Income Billings	
24510 Weddings	44,269.07
24520 Building Rentals	800.00
Total 24500 Deferred Income Billings	45,069.07
24600 Insurance Claim Reimbursement	0.00
25500 Sales Tax Payable	0.00
25800 Unearned or Deferred Revenue	0.00
26000 Security Deposits, Other	50.00
27000 Notes Payable	0.00
27100 Due to Officer	0.00
Accrued Expenses	0.00
Other Current Liabilities	0.00
Sales Tax Agency Payable (alternate)	0.00
STATE COMPTROLLER Payable (alternate)	0.00
Texas State Comptroller Payable	45.38
Total Other Current Liabilities	\$55,114.45
Total Current Liabilities	\$55,795.03

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Balance Sheet

As of December 27, 2024

	TOTAL
Long-Term Liabilities	
27200 Other Liabilities	0.00
Total Long-Term Liabilities	\$0.00
Total Liabilities	\$55,795.03
Equity	
30000 Unrestricted Fund Balance	2,184,698.87
Net Income	-74,959.45
Total Equity	\$2,109,739.42
TOTAL LIABILITIES AND EQUITY	\$2,165,534.45

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Profit and Loss

January 1 - December 27, 2024

	TOTAL
Income	
40000 Grants	60,000.00
40050 MCDC Grant	54,829.09
Total 40000 Grants	114,829.09
41000 Direct Public Support	
41010 Membership Dues	1,414.00
41020 Donations, General Public	14,810.74
41030 Corporate Contributions	19,006.91
41031 HTOH Sponsorship	21,239.38
41032 F2T Sponsorship	10,950.00
Total 41030 Corporate Contributions	51,196.29
41050 Special Purpose Gifts	100.00
41060 McKinney Heritage Membership	565.00
Total 41000 Direct Public Support	68,086.03
42000 Program Revenues	
42000- Farmers Market Revenue	
42010 Farmers' Market	80,813.50
42011 FM Social Media Fees	9,630.00
Total 42010 Farmers' Market	90,443.50
Total 42000- Farmers Market Revenue	90,443.50
42000-- Museum Revenue	
42030 Merchandise Sales	2,718.37
42040 Education Programs	3,409.00
42050 Ghostly Haunting	5,540.00
42070 Prairie Camps	11,340.00
42080 Public Village Tour	2,053.75
42090 Tea & Tour	217.00
42100 Trolley Tour	1,800.00
Total 42000-- Museum Revenue	27,078.12
Total 42000 Program Revenues	117,521.62
42500 Event & Fundraising Revenues	
42520 Farm to Table Dinner	22,728.00
42560 Holiday Home Tour	52,765.56
42580 Murder Mystery	3,946.50
42620 Special Event	5,571.00
42699 Other Event/Fund Raising Income	1,228.01
Total 42500 Event & Fundraising Revenues	86,239.07

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Profit and Loss

January 1 - December 27, 2024

	TOTAL
43000 Facility Rentals	
43010 Weddings	151,430.01
43011 Wedding Coordinator	512.50
Total 43010 Weddings	151,942.51
43020 Rentals	7,635.00
Corp Rentals	4,425.00
Total 43020 Rentals	12,060.00
Total 43000 Facility Rentals	164,002.51
45000 Investments	
45030 Interest-Savings, Short-term CD	1,747.55
Total 45000 Investments	1,747.55
Discounts given	-350.00
Sales of Product Income	4,941.78
Total Income	\$557,017.65
GROSS PROFIT	\$557,017.65
Expenses	
61100 Wedding Expenses	700.00
61110 Wedding Costs	34,809.13
61114 Security Services	4,175.00
Total 61100 Wedding Expenses	39,684.13
61111 Corporate Facility Rental Expense	9,390.58
61112 Rental Event Costs	155.00
61200 Programming Expenses	
61210 Farmers' Market Costs	10,180.64
61211 Farmer's Market Social Media Expense	4,371.31
Total 61210 Farmers' Market Costs	14,551.95
61230 Merchandise Costs	2,797.57
61240 Educational Programs Costs	684.64
61270 Tour & Tea Costs	1,178.07
61290 Prairie Camp Costs	3,236.51
Total 61200 Programming Expenses	22,448.74
61400 Events & Fundraising Expenses	
61420 Farm to Table Dinner Costs	9,847.03
61460 Holiday Home Tour Costs	3,618.01
61480 Murder Mystery Costs	906.97
61510 Special Event Costs	13,841.36
61599 Other Event Costs	6,409.80
Total 61400 Events & Fundraising Expenses	34,623.17

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Profit and Loss

January 1 - December 27, 2024

	TOTAL
61600 Business Expenses	
61610 Advertising, PR & Marketing	17,283.96
61611 Advertising - Grant Reimbursable	25,352.35
Total 61610 Advertising, PR & Marketing	42,636.31
61640 Business Registration Fees	10.99
61645 Background Check Expense	19.90
61660 Rentals (Administrative)	210.00
61670 Volunteer Relations	853.02
61680 Staff Relations	161.03
Total 61600 Business Expenses	43,891.25
61700 Outside Services	
61740 Outside Contract Services	9,700.00
Total 61700 Outside Services	9,700.00
62000 Facilities and Equipment	14,074.25
62010 Building and Equip Maintenance	8,357.72
62011 Landscaping	44,403.89
62012 Repairs & Maintenance	46,995.98
Museum	390.80
Total 62012 Repairs & Maintenance	47,386.78
62013 Cleaning & Maintenance Supplies	13,316.13
Total 62010 Building and Equip Maintenance	113,464.52
62020 Curation	402.52
62030 Equip Rental & Maintenance	306.00
62050 Property Insurance	5,801.00
62060 Utilities	31,887.42
Total 62000 Facilities and Equipment	165,935.71
63000 Office Operations	
63010 Books, Subscriptions, Reference	254.15
63020 Postage, Mailing Service	738.08
63025 Printing and Copying	10,353.02
63030 Supplies	11,241.88
63035 Telephone, Telecommunications	6,041.46
63040 IT Expense	14,743.60
Total 63000 Office Operations	43,372.19
64000 Other Administrative Expenses	
64015 Bank Service Charges	60.79
64020 Credit Card Fees	8,110.73
64021 QuickBooks Payments Fees	6,349.09
64022 QuickBooks Payments Fees-1	1,543.00
64035 Insurance, Liability, D & O	8,260.77
64045 Finance Charges & Late Fees	75.00

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Profit and Loss

January 1 - December 27, 2024

	TOTAL
64055 Memberships & Dues	1,586.00
Total 64000 Other Administrative Expenses	25,985.38
65000 Payroll Expenses	
65010 Salaries, Staff	158,550.22
65030 Salaries, Wedding Coordinator	60,209.65
65040 Payroll Taxes	16,725.69
65050 Payroll Processing Costs	3,548.23
Total 65000 Payroll Expenses	239,033.79
67000 Travel Expenses	
67010 Conferences & Meetings	325.00
67020 Travel	41.20
Total 67000 Travel Expenses	366.20
Sales Tax	107.26
Total Expenses	\$634,693.40
NET OPERATING INCOME	\$ -77,675.75
Other Income	
71030 Other Income	2,716.30
Total Other Income	\$2,716.30
NET OTHER INCOME	\$2,716.30
NET INCOME	\$ -74,959.45

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Budget vs. Actuals: Budget_FY24_P&L-R - FY24 P&L

January - November, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
40000 Grants				
40050 MCDC Grant	54,829.09	10,541.63	44,287.46	520.12 %
Total 40000 Grants	54,829.09	10,541.63	44,287.46	520.12 %
41000 Direct Public Support				
41010 Membership Dues	1,344.00	2,291.63	-947.63	58.65 %
41020 Donations, General Public	14,383.96	4,583.37	9,800.59	313.83 %
41030 Corporate Contributions	18,981.91	34,375.00	-15,393.09	55.22 %
41031 HTOH Sponsorship	21,239.38		21,239.38	
41032 F2T Sponsorship	10,950.00		10,950.00	
Total 41030 Corporate Contributions	51,171.29	34,375.00	16,796.29	148.86 %
41050 Special Purpose Gifts	100.00		100.00	
41060 McKinney Heritage Membership	565.00	275.00	290.00	205.45 %
Total 41000 Direct Public Support	67,564.25	41,525.00	26,039.25	162.71 %
42000 Program Revenues				
42000- Farmers Market Revenue				
42010 Farmers' Market	75,923.50	77,916.63	-1,993.13	97.44 %
42011 FM Social Media Fees	8,950.00		8,950.00	
Total 42010 Farmers' Market	84,873.50	77,916.63	6,956.87	108.93 %
Total 42000- Farmers Market Revenue	84,873.50	77,916.63	6,956.87	108.93 %
42000-- Museum Revenue				
42030 Merchandise Sales	2,638.37	2,291.63	346.74	115.13 %
42040 Education Programs	3,387.00	4,583.37	-1,196.37	73.90 %
42050 Ghostly Haunting	5,540.00	5,500.00	40.00	100.73 %
42070 Prairie Camps	11,340.00	11,916.63	-576.63	95.16 %
42080 Public Village Tour	2,019.75	2,750.00	-730.25	73.45 %
42090 Tea & Tour	217.00	2,291.63	-2,074.63	9.47 %
42100 Trolley Tour	1,800.00	2,291.63	-491.63	78.55 %
Total 42000-- Museum Revenue	26,942.12	31,624.89	-4,682.77	85.19 %
Total 42000 Program Revenues	111,815.62	109,541.52	2,274.10	102.08 %
42500 Event & Fundraising Revenues				
42520 Farm to Table Dinner	22,728.00	18,333.37	4,394.63	123.97 %
42550 Ghost Walk		8,708.37	-8,708.37	
42560 Holiday Home Tour	29,466.56	41,250.00	-11,783.44	71.43 %
42580 Murder Mystery	3,946.50	3,666.63	279.87	107.63 %
42620 Special Event	5,571.00		5,571.00	
42699 Other Event/Fund Raising Income	1,053.01	32,083.37	-31,030.36	3.28 %
Total 42500 Event & Fundraising Revenues	62,765.07	104,041.74	-41,276.67	60.33 %
43000 Facility Rentals				
43010 Weddings	145,142.51	114,147.00	30,995.51	127.15 %
43011 Wedding Coordinator		0.00	0.00	
Total 43010 Weddings	145,142.51	114,147.00	30,995.51	127.15 %

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Budget vs. Actuals: Budget_FY24_P&L-R - FY24 P&L

January - November, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
43020 Rentals	7,635.00		7,635.00	
Corp Rentals	4,425.00	3,208.37	1,216.63	137.92 %
Total 43020 Rentals	12,060.00	3,208.37	8,851.63	375.89 %
Total 43000 Facility Rentals	157,202.51	117,355.37	39,847.14	133.95 %
44000 Other Operating Income		55,000.00	-55,000.00	
45000 Investments				
45030 Interest-Savings, Short-term CD	1,747.55		1,747.55	
Total 45000 Investments	1,747.55		1,747.55	
Total Income	\$455,924.09	\$438,005.26	\$17,918.83	104.09 %
GROSS PROFIT	\$455,924.09	\$438,005.26	\$17,918.83	104.09 %
Expenses				
61100 Wedding Expenses	700.00	16,500.00	-15,800.00	4.24 %
61110 Wedding Costs	32,916.13	6,875.00	26,041.13	478.78 %
61114 Security Services	3,950.00		3,950.00	
Total 61100 Wedding Expenses	37,566.13	23,375.00	14,191.13	160.71 %
61111 Corporate Facility Rental Expense	9,390.58		9,390.58	
61112 Rental Event Costs	155.00		155.00	
61200 Programming Expenses				
61210 Farmers' Market Costs	9,985.44	27,500.00	-17,514.56	36.31 %
61211 Farmer's Market Social Media Expense	4,371.31		4,371.31	
Total 61210 Farmers' Market Costs	14,356.75	27,500.00	-13,143.25	52.21 %
61230 Merchandise Costs	2,797.57	1,375.00	1,422.57	203.46 %
61240 Educational Programs Costs	585.64	2,291.63	-1,705.99	25.56 %
61270 Tour & Tea Costs	1,178.07	916.63	261.44	128.52 %
61280 Trolley Tour Costs		1,100.00	-1,100.00	
61290 Prairie Camp Costs	3,236.51	2,520.87	715.64	128.39 %
61299 Other Programming Costs		91.63	-91.63	
Total 61200 Programming Expenses	22,154.54	35,795.76	-13,641.22	61.89 %
61400 Events & Fundraising Expenses				
61420 Farm to Table Dinner Costs	9,847.03	4,125.00	5,722.03	238.72 %
61450 Ghost Walk Costs		1,833.37	-1,833.37	
61460 Holiday Home Tour Costs	2,681.40	4,583.37	-1,901.97	58.50 %
61480 Murder Mystery Costs	906.97	1,833.37	-926.40	49.47 %
61510 Special Event Costs	13,841.36		13,841.36	
61599 Other Event Costs	6,409.80	9,166.63	-2,756.83	69.93 %
Total 61400 Events & Fundraising Expenses	33,686.56	21,541.74	12,144.82	156.38 %
61600 Business Expenses				
61610 Advertising, PR & Marketing	13,673.98		13,673.98	
61611 Advertising - Grant Reimbursable	25,352.35	22,916.63	2,435.72	110.63 %
Total 61610 Advertising, PR & Marketing	39,026.33	22,916.63	16,109.70	170.30 %
61640 Business Registration Fees	10.99		10.99	

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Budget vs. Actuals: Budget_FY24_P&L-R - FY24 P&L

January - November, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
61645 Background Check Expense	19.90		19.90	
61660 Rentals (Administrative)	210.00		210.00	
61670 Volunteer Relations	853.02	916.63	-63.61	93.06 %
61680 Staff Relations	161.03	458.37	-297.34	35.13 %
Total 61600 Business Expenses	40,281.27	24,291.63	15,989.64	165.82 %
61700 Outside Services				
61730 Fundraising Expenses		458.37	-458.37	
61740 Outside Contract Services	7,275.00	13,750.00	-6,475.00	52.91 %
Total 61700 Outside Services	7,275.00	14,208.37	-6,933.37	51.20 %
62000 Facilities and Equipment	12,074.25	16,500.00	-4,425.75	73.18 %
62010 Building and Equip Maintenance	8,357.72	4,583.37	3,774.35	182.35 %
62011 Landscaping	44,403.89	11,000.00	33,403.89	403.67 %
62012 Repairs & Maintenance Museum	44,145.98 390.80	9,166.63	34,979.35 390.80	481.59 %
Total 62012 Repairs & Maintenance	44,536.78	9,166.63	35,370.15	485.86 %
62013 Cleaning & Maintenance Supplies	13,141.13	13,750.00	-608.87	95.57 %
Total 62010 Building and Equip Maintenance	110,439.52	38,500.00	71,939.52	286.86 %
62020 Curation	402.52	916.63	-514.11	43.91 %
62030 Equip Rental & Maintenance	306.00		306.00	
62050 Property Insurance	5,801.00	13,750.00	-7,949.00	42.19 %
62060 Utilities	30,067.44	24,750.00	5,317.44	121.48 %
Total 62000 Facilities and Equipment	159,090.73	94,416.63	64,674.10	168.50 %
63000 Office Operations				
63010 Books, Subscriptions, Reference	254.15	91.63	162.52	277.37 %
63020 Postage, Mailing Service	482.08	458.37	23.71	105.17 %
63025 Printing and Copying	7,740.27	3,300.00	4,440.27	234.55 %
63030 Supplies	10,811.72	1,100.00	9,711.72	982.88 %
63035 Telephone, Telecommunications	5,560.89	3,666.63	1,894.26	151.66 %
63040 IT Expense	14,368.84	7,333.37	7,035.47	195.94 %
Total 63000 Office Operations	39,217.95	15,950.00	23,267.95	245.88 %
64000 Other Administrative Expenses				
64015 Bank Service Charges	60.79	183.37	-122.58	33.15 %
64020 Credit Card Fees	7,160.56	6,416.63	743.93	111.59 %
64021 QuickBooks Payments Fees	6,488.24	2,383.37	4,104.87	272.23 %
64022 QuickBooks Payments Fees-1	507.76		507.76	
64035 Insurance, Liability, D & O	7,307.54	3,208.37	4,099.17	227.76 %
64045 Finance Charges & Late Fees	75.00		75.00	
64055 Memberships & Dues	1,586.00	1,100.00	486.00	144.18 %
Total 64000 Other Administrative Expenses	23,185.89	13,291.74	9,894.15	174.44 %
65000 Payroll Expenses				
65010 Salaries, Staff	144,259.01	139,333.37	4,925.64	103.54 %
65030 Salaries, Wedding Coordinator	60,209.65	50,971.25	9,238.40	118.12 %

Chestnut Square DBA of The Heritage Guild at Chestnut Square (New)

Budget vs. Actuals: Budget_FY24_P&L-R - FY24 P&L

January - November, 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
65040 Payroll Taxes	15,632.41	13,796.75	1,835.66	113.31 %
65050 Payroll Processing Costs	2,383.90	3,850.00	-1,466.10	61.92 %
Total 65000 Payroll Expenses	222,484.97	207,951.37	14,533.60	106.99 %
67000 Travel Expenses				
67010 Conferences & Meetings	325.00		325.00	
67020 Travel	41.20		41.20	
Total 67000 Travel Expenses	366.20		366.20	
Sales Tax	107.26		107.26	
Total Expenses	\$594,962.08	\$450,822.24	\$144,139.84	131.97 %
NET OPERATING INCOME	\$ -139,037.99	\$ -12,816.98	\$ -126,221.01	1,084.80 %
NET INCOME	\$ -139,037.99	\$ -12,816.98	\$ -126,221.01	1,084.80 %

Internal Revenue Service

Department of the Treasury

District
Director

Heritage Guild of Collin County Texas
909 West Howell
Mckinney, TX 75069

Person to Contact:
EOMF Tax Examiner
Telephone Number:

214-767-1766
Refer Reply to:

RM:CSB:1200 DAL

Date: NOV 20 1985

EIN: 75-1602150

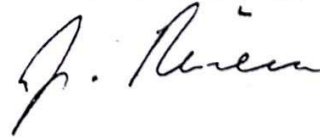
• Gentlemen:

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

*** Form 990 Online Filers: Please sign and date in Part II and the Paid Preparer area of Part III and then email a scanned PDF copy of the signed form to signatureforms@form990.org or fax it to 866-699-3916

Form **8453-TE**

Tax Exempt Entity Declaration and Signature for E-file

OMB No. 1545-0047

For calendar year 2023, or tax year beginning 01/01/2023 and ending 12/31/2023

2023

Department of the Treasury
Internal Revenue Service

For use with Forms 990, 990-EZ, 990-PF, 990-T, 1120-POL, 4720, 8868, 5227, 5330, and 8038-CP
Go to www.irs.gov/Form8453TE for the latest information.

Name of filer

HERITAGE GUILD OF COLLIN COUNTY TEXAS

EIN or SSN

75-1602150

Part I Type of Return and Return Information

Check the box for the type of return being filed with Form 8453-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line 1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a, or 10a below, and the amount on that line of the return being filed with this form was blank, then leave line 1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b, or 10b, whichever is applicable, blank (do not enter -0-). If you entered -0- on the return, then enter -0- on the applicable line below. Do not complete more than one line in Part I.

1a	Form 990 check here	<input checked="" type="checkbox"/>	b Total revenue, if any (Form 990, Part VIII, column (A), line 12)	1b	578,647
2a	Form 990-EZ check here	<input type="checkbox"/>	b Total revenue, if any (Form 990-EZ, line 9)	2b	
3a	Form 1120-POL check here	<input type="checkbox"/>	b Total tax (Form 1120-POL, line 22)	3b	
4a	Form 990-PF check here	<input type="checkbox"/>	b Tax based on investment income (Form 990-PF, Part V, line 5)	4b	
5a	Form 8868 check here	<input type="checkbox"/>	b Balance due (Form 8868, line 3c)	5b	
6a	Form 990-T check here	<input type="checkbox"/>	b Total tax (Form 990-T, Part III, line 4)	6b	
7a	Form 4720 check here	<input type="checkbox"/>	b Total tax (Form 4720, Part III, line 1)	7b	
8a	Form 5227 check here	<input type="checkbox"/>	b FMV of assets at end of tax year (Form 5227, Item D)	8b	
9a	Form 5330 check here	<input type="checkbox"/>	b Tax due (Form 5330, Part II, line 19)	9b	
10a	Form 8038-CP check here	<input type="checkbox"/>	b Amount of credit payment requested (Form 8038-CP, Part III, line 22)	10b	

Part II Declaration of Officer or Person Subject to Tax

- 11a I authorize the U.S. Treasury and its designated Financial Agent to initiate an Automated Clearing House (ACH) electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment.
- b If a copy of this return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I certify that I executed the electronic disclosure consent contained within this return allowing disclosure by the IRS of this Form 990/990-EZ/990-PF (as specifically identified in Part I above) to the selected state agency(ies).

Under penalties of perjury, I declare that I am an officer of the above named entity or I am the person subject to tax with respect to (name of entity) _____, (EIN) _____,

and that I have examined a copy of the 2023 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund.

Sign Here Deanna Stone 15/11/2024 DeAnna Stone, Executive Director
Signature of officer or person subject to tax Date Title, if applicable

Part III Declaration of Electronic Return Originator (ERO) and Paid Preparer (see instructions)

I declare that I have reviewed the above return and that the entries on Form 8453-TE are complete and correct to the best of my knowledge. If I am only a collector, I am not responsible for reviewing the return and only declare that this form accurately reflects the data on the return. The entity officer or person subject to tax will have signed this form before I submit the return. I will give a copy of all forms and information to be filed with the IRS to the officer or person subject to tax, and have followed all other requirements in Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns. If I am also the Paid Preparer, under penalties of perjury I declare that I have examined the above return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. This Paid Preparer declaration is based on all information of which I have any knowledge.

ERO's Use Only	ERO's signature	Date	Check if also paid preparer <input type="checkbox"/>	Check if self-employed <input type="checkbox"/>	ERO's SSN or PTIN
	Firm's name (or yours if self-employed), address, and ZIP code				

Under penalties of perjury, I declare that I have examined the above return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer is based on all information of which the preparer has any knowledge.

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check if self-employed <input checked="" type="checkbox"/>	PTIN
	Laura Landrum		5/11/24		P02141778
	Firm's name	HERITAGE GUILD OF COLLIN COUNTY TEXAS INC			Firm's EIN
	Firm's address	PO BOX 583, McKinney, TX 75069			Phone no. 214-504-8011

For Privacy Act and Paperwork Reduction Act Notice, see back of form.

Cat. No. 31574T

Form **8453-TE** (2023)

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

**Give form to the
requester. Do not
send to the IRS.**

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. <i>See Specific Instructions on page 3.</i>	<p>1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)</p> <p>The Heritage Guild of Collin County</p>	
	<p>2 Business name/disregarded entity name, if different from above.</p> <p>Chestnut Square</p>	
	<p>3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____</p> <p>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</p> <p><input checked="" type="checkbox"/> Other (see instructions) Nonprofit corporation exempt under IRS Code Section 501(c)(3)</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____</p> <p><i>(Applies to accounts maintained outside the United States.)</i></p>
	<p>3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/></p>	
	<p>5 Address (number, street, and apt. or suite no.). See instructions.</p> <p>315 Chestnut Street</p>	<p>Requester's name and address (optional)</p>
	<p>6 City, state, and ZIP code</p> <p>McKinney, TX 75069</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number	
[] [] [] - [] [] - [] [] [] []	
or	
Employer identification number	
7 5 - 1 6 0 2 1 5 0	

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person *Dulane Stone* Date 10/10/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they