

2022 // ANNUAL REPORT

HONORING HEROES WITH HOMES



Operation
Finally Home

001 // WHY WE WORK

OUR MISSION + VISION

At **Operation Finally Home**, we build hope by providing homes, home modifications and transitional housing to Veterans, First Responders and their families. We bring together corporate sponsors, builder associations, builders, remodelers, developers, individual contributors, and volunteers to help these deserving heroes and their families by addressing one of their most pressing needs – a safe place to call home.



OUR PROGRAMS

MORTGAGE-FREE HOMES

Our signature program assists our veterans and first responders who have been wounded, ill or injured while in combat or training for combat and most likely can no longer work. These veterans, first responders and their families sacrificed so much for our country, and it is an honor to provide this exclusive group with a mortgage-free home.

HOME MODIFICATIONS

Our first project in 2005 was a modification. We are blessed to continue serving veterans, first responders and their families with an opportunity to make their homes a safe place to live.

TRANSITIONAL HOUSING

We work closely with local Houston-area high schools who have trade programs and build tiny homes for homeless veterans who need some extra assistance. The homes are then placed on properties with focused amenities to help our veterans.

BOARD OF DIRECTORS

DAN WALLRATH

Co-Chairman of the Board
Founder: Operation Finally Home
New Braunfels, TX

CAROL WALLRATH

Board Member
Co-Founder: Operation Finally Home
New Braunfels, TX

AARON WALLRATH

Co-Chairman of the Board
Aaron Wallrath Custom Homes
Celina, TX

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Vice Chairman of the Board
United States Army (Ret.)
Houston, TX

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Board Secretary
EVP & Chief Credit Officer: Westbound Bank (Ret.)
Austin, TX

TERRY A. COLLINS

Board Treasurer
President and Owner: Dynamic Builders
Houston, TX

GARY HENLEY

Board Member
President and Owner: Henley Homes, Inc.
Austin, TX

KEN SMITH

Board Member
Vice President of Construction: Luminant (Ret.)
Dallas, TX

LANA HENLEY

Board Member
Henley Homes, Inc.
Austin, TX

VICE ADMIRAL MIKE BUCCHI

Board Member
United States Navy (Ret.)
Indianapolis, IN

TONI COLLETT

Board Member
Owner: Hurricane Construction
Houston, TX

LT GENERAL WILLIE WILLIAMS

Board Member
United States Marine Corps (Ret.)
Huntsville, AL

RUSSELL L. CARROLL

Non-Voting Board Member
President: Operation Finally Home
Franklin, TN



003 // A TEAM EFFORT

TURNING A HERO'S HARDSHIP INTO A HOME

Our mortgage-free home program does not work without the passion and commitment from builders and sponsors who are dedicated to changing the life of America's wounded, ill or injured heroes. The builder is the driving force in completing a project, responsible for all facets of building the home. The sponsors help alleviate some of the financial burdens and often assist with key pillar events.

The builder(s) in partnership with Operation Finally Home will undertake all that is necessary to complete a build. The goal is to finish the project at no cost (including money raised or contributed for a special project). Each build is unique and every builder may work differently with the homeowner, subs, suppliers, and other partners and with preferred processes necessary in successfully building a custom home.

STEP 1 ENLIST BUILDER

1. Gain commitment from builder to lead project.
2. Gain general understanding of plan and/or location builder has in mind.
3. Estimate cost to build home.

STEP 2 SELECT A FAMILY

1. Identification and vetting.
2. Family Needs Assessment provided to team.

STEP 3 SELECT A LOCATION

1. Refer to Family Needs Assessment
2. Determined by developer (if involved), builder and Operation Finally Home

STEP 4 FINALIZE PLAN

1. Incorporate Family Needs Assessment.
2. If VA/SAH Grant eligible:
 - Must follow VA/SAH guidelines
 - Determine Minimum Property Requirements
 - (MPRs) that can be waived by veteran

STEP 5 FINALIZE BUDGET

1. Conduct Town Hall Meeting.
2. Determine how donation shortfalls will be funded.
3. Operation Finally Home approval for any funding needs.

STEP 6 ESTABLISH + EXECUTE

1. Surprise
2. Groundbreaking
3. Notes of Love
4. Dedication Ceremony

004 // SEE THE RUNDOWN

BY THE NUMBERS

SINCE 2005 TO 2022

437

PROJECTS COMPLETED OR IN PLANNING

257

HOMES COMPLETED OR IN PLANNING

344

DESERVING FAMILIES SERVED

139

MODIFICATIONS COMPLETED OR IN PLANNING

35

STATES REPRESENTED

41

TRANSITIONAL HOMES COMPLETED OR IN PLANNING

1,058

INDIVIDUALS SERVED

2022 PROGRAM ACCOMPLISHMENTS:

PROJECTS	
18	HOMES
18	MODIFICATIONS
5	TRANSITIONAL HOMES

BENEFICIARIES	
42	VETERANS
1	FIREFIGHTER
25	SPOUSES
1	WIDOW
46	CHILDREN

AUDITED FINANCIALS

ASSETS	2022	2021
CASH & CASH EQUIVALENTS	\$541,986	\$1,368,916
INVESTMENTS	\$4,403,039	\$4,156,131
ACCOUNTS RECEIVABLE	\$180,044	\$30,830
CONSTRUCTION & ACQUISITION COSTS FOR VETERANS' HOMES	\$1,358,978	\$952,849
OTHER ASSETS		\$1,800
PROPERTY & EQUIPMENT	\$102,784	\$100,019
TOTAL ASSETS	\$6,586,831	\$6,610,545

LIABILITIES	2022	2021
ACCOUNTS PAYABLE	\$193,370	\$95,770
ACCRUED EXPENSES	\$30,555	\$19,269
CONSTRUCTION COMMITMENT TO TRANSFER HOMES TO VETERANS	\$1,358,978	\$952,849
NOTES PAYABLE	\$110,209	\$60,641
TOTAL LIABILITIES	\$1,693,112	\$1,128,529

NET ASSETS	2022	2021
UNRESTRICTED	\$619,423	\$1,164,256
BOARD DESIGNATED	\$4,274,296	\$4,317,760
TOTAL NET ASSETS	\$4,893,719	\$5,482,016
TOTAL LIABILITIES & NET ASSETS	\$6,586,831	\$6,610,545

SUPPORT & REVENUES	2022	2021
CONTRIBUTIONS	\$5,476,080	\$6,201,304
CONTRIBUTED MATERIALS AND SERVICES	\$2,562,561	\$803,434
FUNDRAISING	\$78,942	\$100,501
GRANTS + GRANTS, NON-CASH	\$1,692,414	\$1,011,596
PPP LOAN FORGIVENESS		\$168,460
OTHER REVENUES	\$102,569	\$106,505
TOTAL SUPPORT & REVENUES	\$9,707,428	\$8,391,800

EXPENSES	2022	2021
PROGRAM SERVICES	\$7,871,254	\$4,684,385
MANAGEMENT AND GENERAL	\$506,119	\$433,912
FUNDRAISING	\$1,918,352	\$2,078,084
TOTAL EXPENSES	\$10,295,725	\$7,196,381



006 // WHAT WE OFFER

HOME

SUPPORT AMERICA'S VETERANS AND FIRST RESPONDERS

Financial contributions have helped Operation Finally Home build more homes each year since 2005. Imagine the relief and happiness your donation could provide for America's Veterans, First Responders, and their families.

Operation Finally Home builds hope for these deserving heroes and their families, through one of their most pressing needs – a safe place to call home. Show your support today:

MOBILE DONATIONS

Text **HelpAHero** to **41444** to make a secure debit or credit gift.

ONLINE DONATIONS

Please make your tax-deductible donation at **OperationFinallyHome.org**

MAIL-IN DONATIONS

Please mail your check (tax-deductible) to:

**Operation Finally Home
c/o Chase Bank
PO Box 732667, Dallas, TX 75373**

Operation Finally Home was established in 2005 as a nonpartisan/nonprofit 501(c)(3) organization.



Operation Finally Home

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REGIONAL OFFICE

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