

OPERATION FINALLY HOME



ANNUAL REPORT 2018



With faith in God and determined action,
Operation FINALLY HOME brings people together to

**BUILD HOMES AND HOPE FOR AMERICA'S
MILITARY HEROES AND THEIR FAMILIES.**

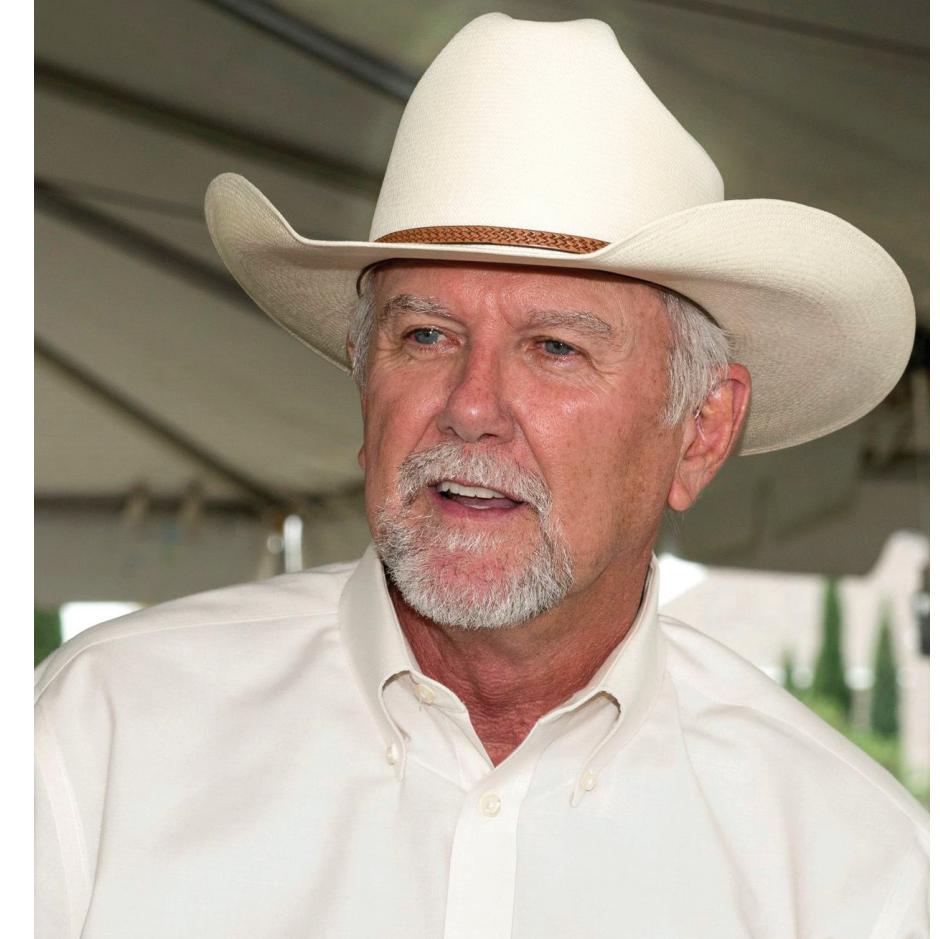


LETTER FROM
Dan Wallrath

In 2005, I followed a request to remodel the home of a wounded Marine, and because of the generous support of the community, we provided the home to the family at no cost. I saw a great need to continue helping those who have sacrificed much to defend our country's freedoms, so Operation FINALLY HOME was born.

2018 was another year for growth within Operation FINALLY HOME. In addition to honoring heroes with mortgage-free homes, we implemented our home modification program for those veterans who own a home providing individualized solutions to enhance their quality of life. To date, we have completed or modified over 255 homes in 30 states, with plans to continue our steady growth throughout the year.

When people talk about Operation FINALLY HOME and our mission to provide mortgage-free homes and home modifications to wounded, ill, or injured veterans and widows of the fallen, the conversation is most often about the military families we are supporting. Our veterans and their sacrifice to defend our freedoms



is remarkable. Though at Operation FINALLY HOME, the unsung heroes are our builders, builders' associations, developers and donors. As a custom homebuilder for more than 30 years, I understand and appreciate the sacrifices made by our supporters who step up for our deserving families.

Though our impact and support has been extensive, our mission is far from complete. The need to provide adequate housing for our veterans is incessant and we have aggressive plans for future growth to maintain those needs. To meet our goals, we need your help. Nationwide, we are working to engage more builders to complete homes, new developers to donate lots, and more suppliers to provide product. Most prominently, we need Americans throughout the country to help spread the word about our mission. If we work together, this problem can be solved.

I am confident those in our community of patriots will respond to this call. Thank you for your continued support of Operation FINALLY HOME.

God Bless,

Dan Wallrath

Founder

Our Vision

With faith in God and determined action, we aim to have hundreds of homes built across the nation for our heroes, those who have sacrificed while wearing America's uniform in defense of our freedoms and values, helping them get their lives back on track after the hardships they have faced. We want Operation FINALLY HOME to be a nationally recognized charity and a household name that inspires others to help in our cause.

Turning – a Hero's Hardship into a Home



Our Mission

At Operation FINALLY HOME, we provide homes and home modifications to America's military heroes and the widows of the fallen who have sacrificed so much to defend our freedoms and values. We bring together corporate sponsors, builder associations, builders, remodelers, developers, individual contributors, and volunteers to help these Heroes and their families by addressing one of their most pressing needs—a place to call home.

Our Organization

Operation FINALLY HOME is governed by a board of directors, along with a small and effective management team. This collective group brings together proven military and business leaders from the home building, military, and nonprofit industries who work diligently and efficiently to meet our mission of providing mortgage-free homes to America's military heroes and widows of the fallen who have sacrificed so much in the defense of our freedoms and values.



Helping a Hero

Jason Castille

U.S. ARMY SERGEANT

On Sept. 11, 2001, the world of U.S. Army Sgt. Jason Castille and his family changed forever. Already enlisted in the Army, Castille began preparing for to go to war.

In March 2003, Castille left for Iraq and was one of the first on the ground there. Throughout his time in the Army, Castille was wounded several times. Jason's final injury was to his right arm and shoulder

and occurred outside of Fallujah, Iraq when local combatants who had infiltrated the compound of the Iraqi Fire Department were killing locals and US service personnel. After this battle, Jason was flown out of Iraq for immediate medical treatment. In addition to a crushed right shoulder, Jason suffers from PTSD, TBI, severe nerve damage to his left leg and trauma induced tumors in his arm and back.



While on active duty, Castille was awarded the Valorous Unit Award, Army Commendation Medal, National Defense Service Medal, Global War on Terrorism Service Medal, and Combat Action Badge. He retired after nearly five years of active duty and three years of inactive duty.

Since his injury, Castille has completed a bachelor of science degree in biblical studies from Liberty University with a double minor in Christian counseling and church ministry. He and his wife, Rebecca, have four daughters and five grandchildren. While serving as a full-time caregiver to Jason, Rebecca has also received her Master's Degree in counseling. She hopes to one day work as a therapist and help others.

Operation FINALLY HOME, Brohn Homes and H-E-B are proud to partner to build the Castille family a new home in Elgin, Texas.



ELGIN, TX



COMPLETED 2018

Pillar Events

TOWN HALL MEETING

Typically, this is the first meeting that the builder conducts to solicit community involvement along with product and service donations. During this event, the builder and Operation FINALLY HOME provide an overview of the mission, the build, and what's needed from the trades and subcontractors—from products and services to monetary contributions.



SURPRISE

When a home recipient is officially named, a surprise event helps announce the details to the community and media. Successful announcement events range from high traffic public events with media already on-site, such as a concert or professional sports game, to surprise groundbreakings at the home site or a reveal held in conjunction with an established community event.

The event typically involves calling the veteran recipient on stage with a spouse, family member, or friend, where the announcement is made that they are receiving a home. Distributing a media advisory to local media prior to the event preps media, and a post-event press release disseminated to local media after the announcement event helps gain additional coverage. Operation FINALLY HOME provides media relations and event planning support for the home recipient surprise event.

Operation FINALLY HOME has been successful in coordinating key events around a home build. The following marketing events typically happen around Operation FINALLY HOME projects: Town Hall Meeting, Surprise, Groundbreaking, Notes of Love, and Dedication.

GROUNDBREAKING

Following the selection of the family and the official build announcement, Operation FINALLY HOME works with the builder and build sponsors to kick off construction with a groundbreaking event at the future site of the veteran's new home. This event helps fosters support of the build and family within the local community and raises awareness of the project.

The event begins with the National Anthem and includes a few words from the builder, the primary build sponsor (if applicable), and Operation FINALLY HOME. Prominent members of the community speak, as appropriate. The family then joins all participating organizations in a ceremonial groundbreaking. Operation FINALLY HOME provides media relations and event planning support for the groundbreaking celebration.



NOTES OF LOVE

Family, friends, and members of the community gather at the build site to surround the family with "Notes of Love" by signing inspirational phrases, scripture, and notes of appreciation on bare studs and headers. Based on response from our families, this event carries some of the deepest warmth and love of the entire process due to the support shown.



DEDICATION

As the capstone for each Operation FINALLY HOME build, the home dedication brings together the local community, the builder, and all other build participants to commemorate

the delivery of the keys to the veteran's family. Operation FINALLY HOME reaches out to local media to publicize the event. The organization invites members of the local community and local media to celebrate completion of the home. The event begins with the National Anthem and includes a few words from the builder, the primary build sponsor (if applicable), and Operation FINALLY HOME. Prominent members of the community are invited to speak, as appropriate. The family then receives the keys to their new home.

SINCE 2005...

171
VETERANS
SERVED

OVER
640
INDIVIDUALS
SERVED

477
CHILDREN & SPOUSES
SERVED

250

PROJECTS
COMPLETED
OR IN PLANNING STAGES

30 states represented
by builds completed
or in planning stages

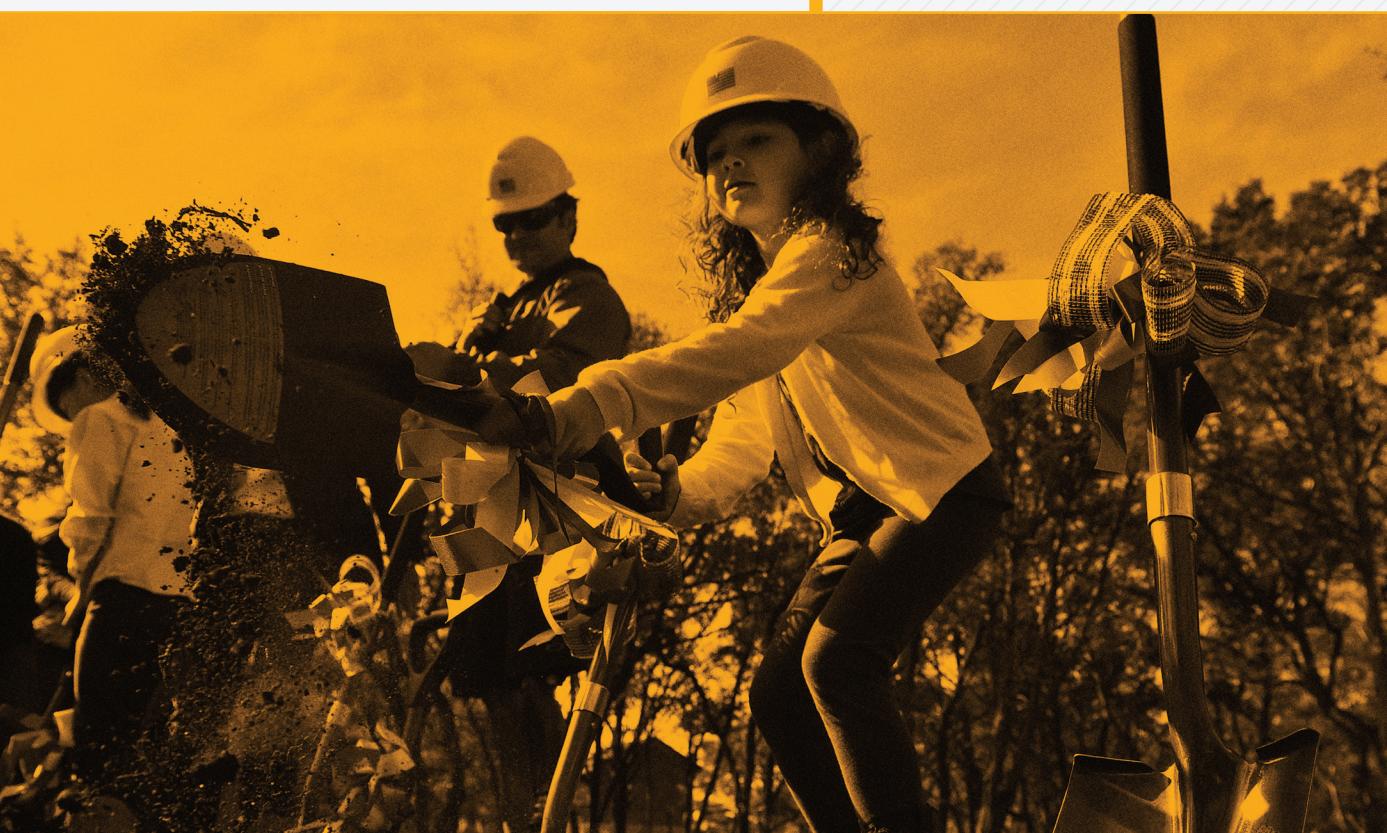
IN 2018...

10 HOMES REMODELED
17 HOMES COMPLETED
27 VETERANS SERVED
51 CHILDREN & SPOUSES SERVED

DONATE NOW
HELP A HERO TODAY

Through your generous donation, we are able to offer mortgage-free homes to our nation's heroes.

OperationFINALLYHOME.org/donate





Helping a Hero

James Poggi U.S. MARINE LANCE CORPORAL

In an effort to provide a comfortable life for his family, U.S. Marine Lance Corporal James Poggi enlisted in the U.S. Marine Corps when he was 19 years old. After graduating from Boot Camp, he moved to Meridian, Miss., where he learned how to support a helicopter squadron. He then reported to New River, NC, where he worked as an Asset Manager before being deployed to Afghanistan in 2010.

While in Afghanistan, James was injured while helping land an aircraft and he began having severe neck and back pain. He was diagnosed with severe nerve damage, spinal cord compression and peripheral neuropathy. Unable to re-enlist, he was honorably discharged. The next year he suffered from temporary memory loss and PTSD. He was also diagnosed with spinal meningitis, losing the use of his left foot.

Poggi was honored with a multitude of awards during his time as a Marine, including the Global War on Terrorism Service Medal, National Defense Service Medal, Navy Unit Commendation, North Atlantic Treaty

Organization Medal-International Security Assistance Force Afghanistan and many more.

Poggi uses a wheelchair and attends regular physical therapy sessions. He has dreams of running and playing with his kids in the future. He and his wife, Stefanie, currently live in north central Illinois and are parents to a young son and daughter.

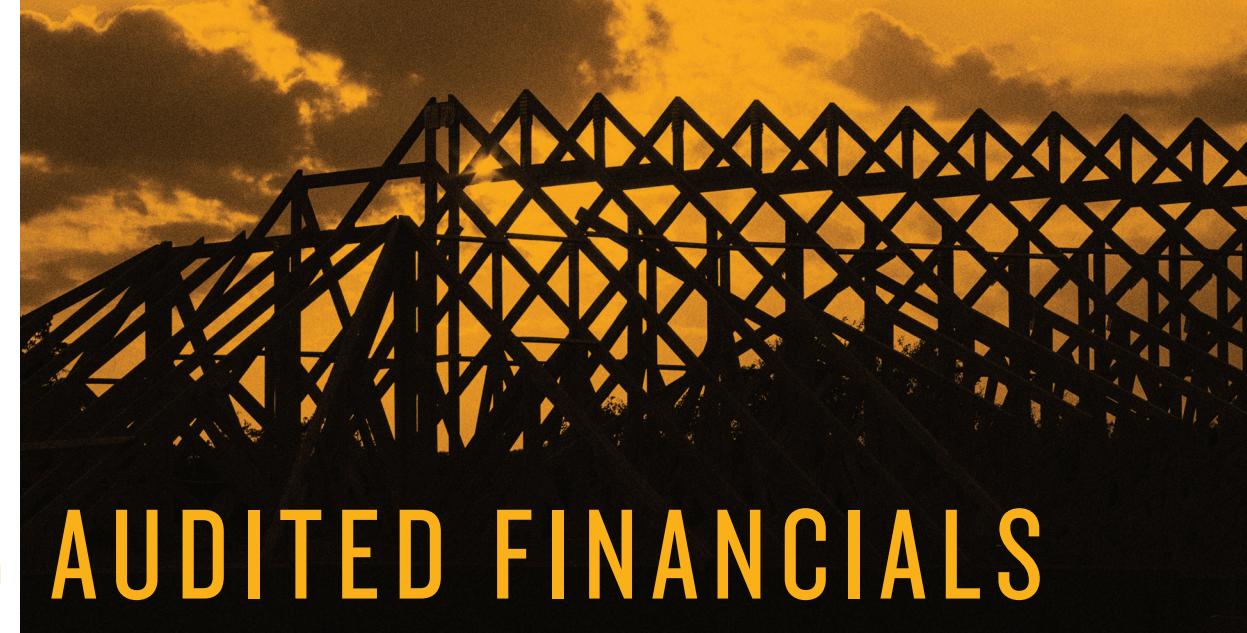
Operation FINALLY Home and Homes By Deesign along with the Home Builders Association of Greater Southwest Illinois are thrilled to provide the Poggi family with a custom-built, mortgage-free home in Mascoutah, Illinois.



 MASCOUTAH, IL

 COMPLETED 2018





2018 AUDITED FINANCIALS

ASSETS

	2018	2017
Cash & Cash Equivalents	\$1,578,500	\$1,601,911
Investments	\$1,801,984	\$1,896,453
Accounts Receivable	\$49,211	\$43,761
Construction & Acquisition Costs for Veterans' Homes	\$790,174	\$1,183,190
Other Assets	10,362	\$13,766
Property & Equipment	114,133	\$133,075
TOTAL ASSETS	\$4,344,364	\$4,872,156

LIABILITIES

	2018	2017
Construction & Acquisition Costs for Veterans' Homes	\$131,225	\$239,107
Accounts Payable	\$14,731	\$19,048
Accrued Expenses	\$790,174	\$1,183,190
Note Payable	\$8,912	\$15,300
TOTAL LIABILITIES	\$945,042	\$1,456,645

NET ASSETS

	2018	2017
Unrestricted Undesignated	\$431,553	\$177,462
Board Designated	\$2,967,769	\$3,238,049
TOTAL NET ASSETS	\$3,399,322	\$3,415,511

TOTAL LIABILITIES & NET ASSETS

	\$4,344,364	\$4,872,156
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SUPPORT & REVENUES

	2018	2017
Contributions	\$4,013,807	\$5,045,020
Contributed materials and services	\$804,296	\$1,403,552
Fundraising	\$435,100	\$377,172
Grants	\$405,579	\$503,508
Other Revenues	\$41,965	\$160,550
TOTAL SUPPORT & REVENUES	\$5,700,747	\$7,489,802

EXPENSES

	2018	2017
Program Services	\$3,688,108	\$4,910,894
Management and General	\$563,255	\$624,338
Fundraising	\$1,465,573	\$1,504,671
TOTAL EXPENSES	\$5,716,936	\$7,039,903



JOURNEY TO HOME

Operation FINALLY HOME's program does not work without the passion and commitment from builders and sponsors who are dedicated to changing the life of one 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. This is a challenge and a serious commitment. 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. Here's a snapshot of our process:

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 per square foot



STEP 4 FINALIZE PLAN

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

STEP 2 SELECT FAMILY

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



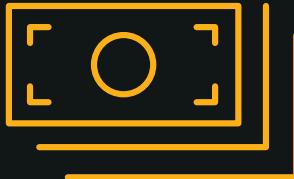
STEP 3 SELECT LOCATION

1. Refer to Family Needs Assessment
2. Determined by builder with Operation FINALLY HOME



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 PILLAR EVENTS

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

Fundraisers + Sponsorships

FUNDRAISING

Given the current Operation FINALLY HOME projects and the opportunity for many more, fundraising is, and will continue to be, an important aspect of what Operation FINALLY HOME does in meeting our mission of providing custom-built, mortgage-free homes to America's military heroes. Operation FINALLY HOME maintains a nonprofit 501(c)(3) status to allow for tax-deductible contributions.

SIGNATURE FUNDRAISING EVENTS

With the many relationships that Operation FINALLY HOME has developed since 2005, we have had the opportunity to hold signature fundraising events across the country. In 2017, Craig Morgan continued his support as an Operation FINALLY HOME ambassador with his American Stories Tour throughout the United States. These signature fundraising events will be instrumental in meeting our mission of providing custom-built, mortgage-free homes and home modifications to America's military heroes.

LOCAL FUNDRAISING EVENTS

Local fundraising events, along with local build projects, are at the heart of what Operation FINALLY HOME does. In addition to helping raise funds for specific local builds, these events allow us to market and promote the build, as well as to provide volunteer opportunities for those not directly involved in constructing the home. They are also an opportunity to recognize the builder and sponsor and to promote the mission of Operation FINALLY HOME. These events can include golf tournaments, fishing tournaments, skeet shoots, and concerts. In many cases, we hope to establish these local fundraising events as annual events, with the first event supporting the local build and subsequent events supporting other Operation FINALLY HOME projects around the country. This will help further strengthen the community by allowing them to have an impact not only locally, but across the nation.

**Custom-built,
mortgage-free
homes for
America's
military
heroes.**

PRIMARY HOME SPONSORS

In the case that a company is the primary home sponsor for a particular project, there are several functions and activities that the company will participate in throughout the build process. Primary home sponsors typically take on the responsibility for planning and hosting any fundraising events that will be used to cover construction costs and will work with Operation FINALLY HOME to approve these events. They will also be involved in the Town Hall meeting, Surprise announcement, Groundbreaking, and Dedication ceremonies, as well as promoting the project throughout construction.

CORPORATE SPONSORSHIPS

Corporate sponsorships are essential to the functioning of Operation FINALLY HOME, and there are several ways that sponsors can help. In some cases, companies become primary home sponsors, providing monetary donations to cover the entire cost of a specific project. In other cases, sponsors can contribute to projects either through monetary donations to the Operation FINALLY HOME general fund or through donations of building materials and/or labor. In either case, these sponsors provide invaluable resources that allow us to meet our mission.





A Place to Call Home

Operation FINALLY HOME provides mortgage-free homes and home modifications to service members and their families who have become wounded, ill, or injured as a result of their service in the defense of our country. With advancements in combat trauma medicine as well as medicine in general, more than ever before, our servicemen and women are coming home wounded and disabled.

Given the nature of the current military campaigns, today's severely injured are experiencing severe burns and/or the loss of limbs as well as Post-Traumatic Stress Disorder (PTSD) and Traumatic Brain Injury (TBI). Statistics show over 50,000 troops have been wounded and over 435,000 servicemen and women are suffering from PTSD and TBI sustained from their service in Operation Iraqi Freedom (OIF), Operation Enduring Freedom (OEF), and Operation New Dawn (OND).

The support from Operation FINALLY HOME has primarily been to those wounded, ill, or injured service members returning from the current campaigns, but we also support any and all service members regardless of the campaign in which they served.

U.S. Army Sgt. Adam Lee was born and raised in central Alabama. Since childhood, his dream was to serve as a police officer and a soldier. In his junior year of high school, he began fulfilling that dream by enlisting in the Alabama National Guard as a Military Policeman.

Lee served in the National Guard from 1996 until 2002. Following his honorable discharge, he worked as a Juvenile Training Officer at a boy's boot camp correctional facility for four years before enlisting in the U.S. Army.

In January 2007, Lee began his first deployment in Afghanistan. While there, he helped train Afghan police units in the region. Four months prior to his return home in 2008, he suffered a back injury in a fall from a vehicle.

In 2009, back in the United States, he accepted a position as a Military Working Dog Handler. Upon graduation from the Department of Defense Military Working Dog School in 2010, he and his German Shorthaired Pointer, Baco, were deployed to Afghanistan.

AUBURN, AL

COMPLETED 2018

Adam Lee

U. S. ARMY STAFF SERGEANT

As they were departing Special Operations Command Central for their first team assignment, the CH-47 Chinook helicopter that was transporting them had a main engine malfunction and crashed. Thankfully, they both survived the crash - Baco escaped with only a few minor cuts and bruises but Lee severely reinjured his back. This ultimately forced him to accept a medical retirement in 2012.

While serving, Lee received a number of awards including the Army Commendation Medal, Army Achievement Medal, National Defense Service Medal and Afghanistan Campaign medal, among many others.

His back injury has left him unable to work and his wife, Sherry, helps him daily. They have two children.

Operation FINALLY HOME and Dilworth Development, in partnership with Southern Living, are pleased to be giving the Lee family a new, mortgage-free home in Auburn, Alabama.



Helping a Hero



Shaun O'Brien U.S. ARMY SERGEANT

U.S. Army Sergeant Shaun O'Brien enlisted as a combat medic in 2008. Prior to serving, O'Brien worked as a graphic artist – a passion he developed at 17-years-old as a method of coping with his mother's health issues. However, he felt a calling to help others and make a difference. After a chance meeting with recruiters, the New Jersey native enlisted and left for basic training in Fort Benning, Ga., just three weeks later to begin his career with the Army.

O'Brien was sent to Fort Sam Houston, Texas, for Advanced Individual Training (AIT). Three months after AIT graduation in 2009, O'Brien married his longtime girlfriend, Jesyka, and the two were transferred to Fort Knox, Ky. He was deployed to Afghanistan from 2011-2012.

O'Brien was stationed in Afghanistan and served on the sweep team, clearing areas after breaches in the perimeter. The team was hit by a HEAT (high-explosive anti-tank) rocket, landing only about 25-feet away. After shouts for a medic jolted him back to reality, it wasn't until he stopped attending to the wounded that he realized he was one of the wounded himself.

O'Brien was moved to Walter Reed National Military Medical Center at Bethesda and was treated for a traumatic brain injury, herniated discs, and compressed nerves in his spine, for which he has undergone three back surgeries. The TBI, along with a later diagnosis of PTSD, impacted his short-term memory along with his ability to control his emotions. For his service, O'Brien received the Purple Heart.

Despite these obstacles, O'Brien enrolled in a vocational rehabilitation program and plans to return to college to pursue a bachelor's degree in industrial design. Art continues to serve as therapy for O'Brien, particularly as he copes with the cognitive effects of his injuries.

Operation FINALLY HOME and Lewes Building Company, with support from Southern Living, are thrilled to provide the O'Brien family with a home to call their own in Lewes, Delaware by 2018.



LEWES, DE



COMPLETED 2018

Management Team

Dan Wallrath

Founder

Russell L. Carroll

Executive Director

Dr. Larry Adams-Thompson

Senior Vice President Family Matters and Veteran Outreach

Molly Halliday

Senior Vice President Marketing and Project Management

Lee Kirgan

Vice President Project Management

Ashleigh Chesser

Director of Administration and Controller

Katie Herries

Director of Donor Engagement

Board of Directors

Dan Wallrath

Co-Chairman of the Board

Carol Wallrath

Co-Founder and Board Member

Aaron Wallrath

Co-Chairman of the Board
Aaron Wallrath Custom Homes

Major General Jerry D. Icenhower

Vice-Chairman of the Board
U.S. Army Reserves (Ret)

Charles Arnold

Board Secretary

Terry A. Collins

Board Treasurer
Dynamic Builders

Gary Henley

Board Member
Henley Homes, Inc.

Lana Henley

Board Member
Henley Homes, Inc.

Ken Smith

Board Member

Toni Collett

Board Member
Hurricane Construction



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