



WARRIOR FOUNDATION
FREEDOM STATION®



PRIDE, PASSION
and PATRIOTISM

ANNUAL REPORT 2020

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Founded in 2004, Warrior Foundation Freedom Station is a leading force in assisting, honoring and supporting the military men and women who have bravely served and sacrificed for our country. We are committed to providing our warriors with quality-of-life items, support services and transitional housing designed to assist them and their families during recovery.

Warrior Foundation Freedom Station is a nonprofit 501(c)3 organization that has been designated a four-star charity by Charity Navigator, the nation's largest evaluator of charities. The four-star rating is the highest available, recognizing exceptional charities that exceed industry standards and outperform most charities in its cause area.



CEO AND FOUNDER'S MESSAGE

Dear Warrior Foundation Freedom Station Supporters:

2020 has been a year of amazing humanitarian need - a year like no other in my lifetime. I would like to thank each one of you who assisted our ill and injured warriors with your kind and helping hands. You have made such a difference in a year characterized by hardship and isolation for so many. Through it all, we assured every warrior we would continue to meet their needs and do everything in our power to ensure their success.

Notwithstanding the challenges of the past year, we knew we had to push forward with the opening of Freedom Station II, bringing our second 'home of the brave' to life for warriors in need. This can-do attitude has been the key to our success. On May 29, 2020, we proudly opened Freedom Station II and have been at full capacity ever since. We met the challenge and could not have done it without you! Is there a need for Freedom Station III? You bet there is! It all starts with a vision, and we know a third property will soon be needed to house San Diego's military population.

The significant expansion of our outdoor therapy programs was another highlight of this challenging year. Our ill and injured service members, including our medically retired 'legacy warriors,' greatly needed and benefited from unforgettable excursions in the great outdoors. The activities and camaraderie did wonders for their physical, emotional, and mental well-being.

We continue working directly with the commands at Naval Medical Center San Diego (NMCSD) and Wounded Warrior Battalion West (WWBn-W) headquartered at Camp Pendleton. In 2020, we started an innovative program to provide special weekly dinners to the warriors living in the barracks, giving them relief from the quarantine and a morale boost. The Marines, sailors and soldiers loved the delicious dinners and the moments of connection and companionship with our caring team, reducing their sense of isolation.

The foundation also provided flights for family members to come to San Diego and be at the bedsides of their ill or injured warriors. We continued to assist with post-traumatic stress treatment for legacy warriors, while providing specialized noise machines, voice recorders, and iPads for active duty warriors. The foundation also made life in the barracks feel more like home - over 40 volunteers decorated the hospital, filling it with Christmas cheer.

We continued to help our warriors with the transition to civilian life via housing, college, workshops, and financial planning. When we help them stay on a forward trajectory, we are virtually assured of their success. Warriors who need to return to NMCSD for medical care can now stay in our new Doyle Foundation Legacy House, along with their families, during treatment. Located front and center, this is the crown jewel of Freedom Station II. You, our supporters, have made all of these meaningful accomplishments possible, and we hope you'll stay shoulder to shoulder with our foundation and our warriors for many years to come.

**Always about our warriors,
Sandra Lehmkuhler
CEO and Founder
Warrior Foundation Freedom Station**



PRESIDENT'S MESSAGE

Dear Supporters, Volunteers, Warriors, and Families:

2020 was quite a year, to say the least. The COVID-19 pandemic impacted nearly every facet of life and presented new challenges in how we executed our mission and enabled our warriors to live purposeful and self-sufficient lives. However, where there are challenges, there are opportunities, and Warrior Foundation Freedom Station seized many of them.

To meet the emergent needs of service members impacted by the crisis, we established a COVID-19 Warrior Assistance Program focused on our Southwest Region military and veteran community. We were able to provide much-needed assistance to over 60 warriors in the form of rent and mortgage payments, food and grocery assistance, car repairs, and more.

Other foundation programs blossomed. The isolation that is already common with warriors suffering from depression, post-traumatic stress, and anxiety was exacerbated by the pandemic. To combat this, we doubled down on our Outdoor Therapy Program and consistently took our warriors out fishing, surfing, cycling, golfing, hiking, and more. We were already big believers in the mental, physical, and spiritual benefits of outdoor activities, but after seeing our service members thrive in these environments, we now see outdoor therapy as one of our core competencies, alongside transitional housing and adaptive sports. This high-quality program enhanced the lives of over 150 warriors in 2020.

One of our flagship adaptive sports programs is the San Diego Wolfpack wheelchair basketball team. They were competing at the National Wheelchair Basketball Association Championships in March when the COVID shutdown began to rapidly impact our nation. The tournament was cut short and the team flew home, with limited opportunities to play for the rest of 2020. Yet the Wolfpack is a prime example of how to adapt and overcome. With gyms shut down, they found outdoor basketball courts at parks and immediately began practicing three times each week. They stayed strong, and they stayed together, just as they did in the military.

Our biggest and richest accomplishment of the year was the grand opening of Freedom Station II just two months into the shutdown. We continued to see the positive effects of providing an atmosphere of love and support to transitioning warriors at Freedom Station I and II. Because we believe this is the best thing we do for our warriors, we are already envisioning Freedom Station III and hope to make it a reality.

Although our donation income was understandably affected, the foundation has maintained a healthy operating reserve over the years and was well-positioned to weather the storm.

We remain healthy, mission-focused, and resilient as we approach 2021. We will continue to improvise, adapt, and overcome regardless of circumstances. Overall, we are very happy with the accomplishments of 2020. Our success is best reflected in the many positive stories of warriors moving on to great careers, higher education, noble pursuits, and happy, stable lives that provide meaning and purpose.

It remains a privilege to serve our nation's post-9/11 ill and injured warriors. Thank you for being a part of this wonderful effort and enabling us to serve.



**Semper Fi,
Greg Martin, Colonel, U.S. Marine Corps (ret.)
President, Warrior Foundation Freedom Station**



THE WARRIORS WE SERVE

*Warrior Foundation Freedom Station
assists four main groups of warriors:*

- The seriously ill and injured with immediate medical and emotional needs.
- Those suffering from post-traumatic stress (PTS) and/or traumatic brain injury (TBI).
- Physical and occupational therapy patients who are recovering and/or receiving medical care at military medical facilities.
- Transitioning warriors who are medically retiring and transitioning to civilian life.



OUR PROGRAMS: QUALITY-OF-LIFE ITEMS

Warrior Foundation Freedom Station serves the needs of injured warriors via our three primary program areas: quality-of-life items, support services and transitional housing.

Quality-of-Life Items Include:

We provide a wide variety of items that provide comfort to injured service members during recovery and transition.

- Ultra light wheelchairs and everyday wheelchairs.
- Weekly pandemic-era dinner deliveries to the ill and injured warriors recovering at Wounded Warrior Battalion-West.
- Modified combat boots with built-in zippers to accommodate prosthetic limbs.
- Specialized athletic shoes and hiking boots for warriors with lower limb injuries and IDEO braces.
- iPads with specialized applications for those with post-traumatic stress (PTS) and traumatic brain injury (TBI).
- Laptops and tablets for college.
- Business wardrobes and suits for job interviews and new careers.
- Sports equipment that encourages physical fitness and mobility.
- High quality pillows, blankets and bath towels for the hospital.
- Toiletries and non-perishable food items.
- Christmas gifts provided annually to hundreds of recovering warriors.



OUR PROGRAMS: SUPPORT SERVICES

Warrior Foundation Freedom Station equips injured warriors to live purposeful and self-sufficient lives through programs that promote recovery, independence and passion for the future.

Support Services Include:

- Outdoor Therapy Programs - fishing, golf, surfing, hiking and more promote physical and emotional health and wellness.
- Adaptive Sports – participation in the Wolfpack wheelchair basketball team, WFFS Cycling Team, and Paralympic sports encourage limitless potential and a sense of brotherhood.
- Educational and Career Assistance - college selection, scholarship applications and résumé-building.
- Mentorship Program – warriors are carefully matched with business professionals and community leaders who provide ongoing guidance.
- Vocational Projects – warriors develop specific skills sets and pursue their passions.
- Home for the Holidays - hundreds of injured warriors are provided with flights home for Christmas every year.
- Travel Funding – airfare, hotel rooms and rental cars are provided for the visiting families of injured warriors.



TRANSITIONAL HOUSING: FREEDOM STATION

A train station is where people go to begin a journey, or change direction. Freedom Station is a place where injured warriors make the critical transition from military service to civilian life.

The day you find out you can no longer be in the military is a hard day.

After enduring the demands of war in battlefields around the world, any task should seem easy for the heroic men and women of the United States military. Yet the aftermath is an untold story of heartache and healing, as warriors leave one fight just to take on another – except they’re now ill or injured, have no training for what happens next, and for the first time, feel they’re fighting the battle alone. It is during this critical transition that many veterans fall through the cracks and are at risk of homelessness or joblessness.

The Missing Link: Freedom Station

When Freedom Station I opened its doors in 2011, it became the first transitional housing residence of its kind in the San Diego region - a place for healing, personal growth, and preparation for the transition to civilian life.

Each of the charming cottages and apartments is fully furnished, move-in ready, and stocked with household necessities. The idea was to shift warriors from the barracks to independent living. Central courtyards and interconnected living spaces offer warriors the sense of camaraderie that is crucial during the transition period. Residents recover among their peers, share war stories, and know they are supported by others experiencing the same transition.

In addition to providing a home, Freedom Station provides access to professionals and qualified volunteers who assist with mentorship, educational and career guidance, finance, and other issues relevant to transitioning to civilian life.





HOME OF THE BRAVE: FREEDOM STATION II

Many years after the grand opening of Freedom Station I, the concept has been proven and the need is greater than ever. On May 29, 2020, we proudly opened Freedom Station II, our second transitional housing residence. The nine-unit property is a milestone in our continuing mission to help San Diego's ill and injured warriors successfully transition from military service to civilian life.

Located in the South Park neighborhood, Freedom Station II features eight one-bedroom, one-bathroom cottages that are approximately 475 square feet. The units share a central courtyard and numerous common areas including an outdoor kitchen, fire-pit and BBQ. An additional 1,000 square-foot two-bedroom unit, known as the Doyle Foundation's Legacy House, serves as an extended-stay residence for out-of-state warriors and their families.

Like its predecessor, Freedom Station II underwent extensive renovations on its journey to becoming the home of the brave. Many contractors worked tirelessly to replace flooring and roofing, install new windows, upgrade electrical and HVAC systems, replace plumbing, build new fences and gates, install wheelchair ramps, widen doorways and showers for wheelchair accessibility, and provide beautiful new furnishings.

While living at Freedom Station II, residents continue to recover, rehabilitate and effectively prepare for a new chapter in the civilian world.





A SUCCESSFUL JOURNEY TO CIVILIAN LIFE

How does Freedom Station differ from other military housing and transitional facilities?

We are proud of our approach in providing a hand up, not a hand-out. Many military housing facilities are free and do not charge their residents any rent – an unrealistic preparation for real-world living. Freedom Station residents pay reduced rent so they can learn how to save, budget and become financially responsible.

Most military housing facilities also work with service members after they have already been discharged from the military. Freedom Station aims to move warriors in before they leave the service, giving them the necessary time to acclimate.

A Successful Transition to Civilian Life

We measure the effectiveness of Freedom Station by our residents' ability to demonstrate a successful transition from military service to civilian life and engagement in society as self-sufficient and productive citizens.

Freedom Station 'graduates' have been accepted to higher education institutions, established fulfilling careers as business executives and professional athletes, purchased their own homes, gotten married, started families, engaged in volunteer work, and continued contributing their gifts to the world. As evidenced by dozens of success stories, the existence of a supportive transitional environment for our military men and women can make all the difference as they begin a new journey outside the service.

FINANCIAL HIGHLIGHTS

STATEMENT OF FINANCIAL POSITION At December 31, 2020 (With Comparative Totals for 2019)

| | <u>2020</u> | <u>2019</u> |
|---|----------------------|----------------------|
| ASSETS | | |
| <i>Assets:</i> | | |
| Cash and cash equivalents | \$516,591 | \$1,742,727 |
| Donations receivable | 278,610 | 134,137 |
| Investments | 6,923,311 | 4,850,293 |
| Other assets | 1,650 | 1,750 |
| Property and equipment, net | 6,409,398 | 5,542,820 |
| TOTAL ASSETS | <u>\$14,129,560</u> | <u>\$12,271,727</u> |
| LIABILITIES AND NET ASSETS | | |
| <i>Liabilities:</i> | | |
| Accounts payable | \$21,991 | \$20,065 |
| Accrued expenses and other | 16,396 | 9,296 |
| Mortgage note payable | 918,765 | 905,741 |
| TOTAL LIABILITIES | <u>957,152</u> | <u>935,102</u> |
| <i>Net Assets:</i> | | |
| Unrestricted: | | |
| Undesignated | 12,269,117 | 10,425,750 |
| Board designated | 902,291 | 909,875 |
| | <u>13,171,408</u> | <u>11,335,625</u> |
| Temporarily restricted | 1,000 | 1,000 |
| Total Net Assets | <u>13,172,408</u> | <u>11,336,625</u> |
| TOTAL LIABILITIES AND NET ASSETS | <u>\$ 14,129,560</u> | <u>\$ 12,271,727</u> |

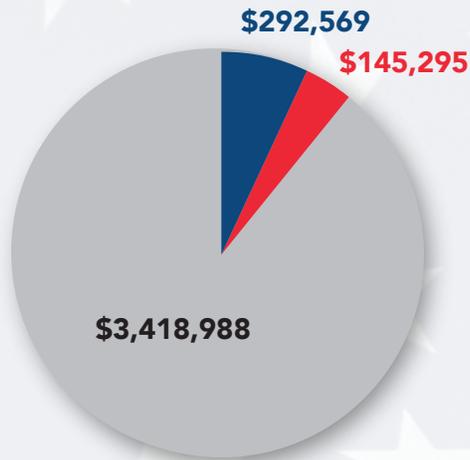
FINANCIAL HIGHLIGHTS

STATEMENT OF ACTIVITIES & CHANGES IN NET ASSETS For the Year Ended December 31, 2020 (With Comparative Totals for 2019)

| | <u>2020</u> | | <u>2019</u> | |
|---|---------------------|-------------------------------|---------------------|---------------------|
| | <u>Unrestricted</u> | <u>Temporarily Restricted</u> | <u>Total</u> | <u>Total</u> |
| Revenues: | | | | |
| Contributions and grants | \$3,043,088 | \$239,447 | \$3,282,535 | \$3,593,107 |
| Donated services | 108,000 | - | 108,000 | 108,000 |
| Events | 106,887 | - | 106,887 | 120,503 |
| Interest and dividend income | 177,417 | - | 177,417 | 194,626 |
| Net realized/unrealized gains on investments, net | 46,858 | - | 46,858 | 268,694 |
| Rental income | 134,155 | - | 134,155 | 80,000 |
| Other Income | 1,000 | - | 1,000 | - |
| Net assets released from use restrictions | 239,447 | (239,447) | - | - |
| Total revenues | <u>3,856,852</u> | <u>-</u> | <u>3,856,852</u> | <u>4,364,930</u> |
| Expenses: | | | | |
| Program services | 1,583,205 | - | 1,583,205 | 1,758,853 |
| Management and general | 292,569 | - | 292,569 | 217,169 |
| Fundraising and development | 145,295 | - | 145,295 | 86,304 |
| Total expenses | <u>2,021,069</u> | <u>-</u> | <u>2,021,069</u> | <u>2,062,326</u> |
| Change in net assets | <u>1,835,783</u> | <u>-</u> | <u>1,835,783</u> | <u>2,302,604</u> |
| Net assets, beginning of year | 11,335,625 | 1,000 | 11,336,625 | 9,034,021 |
| Net assets, end of year | <u>\$13,171,408</u> | <u>\$1,000</u> | <u>\$13,172,408</u> | <u>\$11,336,625</u> |

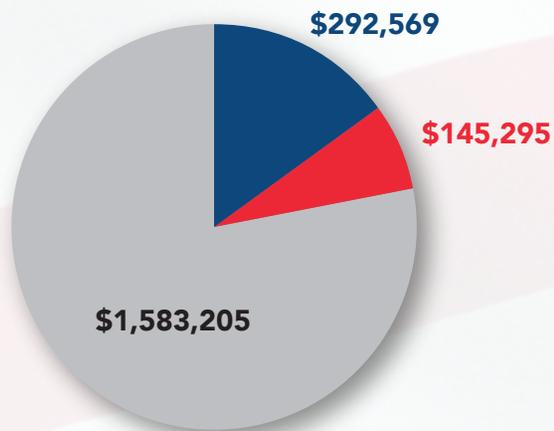
FINANCIAL HIGHLIGHTS

2020 Expenses as % of Revenue



- Management and General (7%)
- Fundraising and Development (4%)
- Revenue Directly Available for Programs (89%)

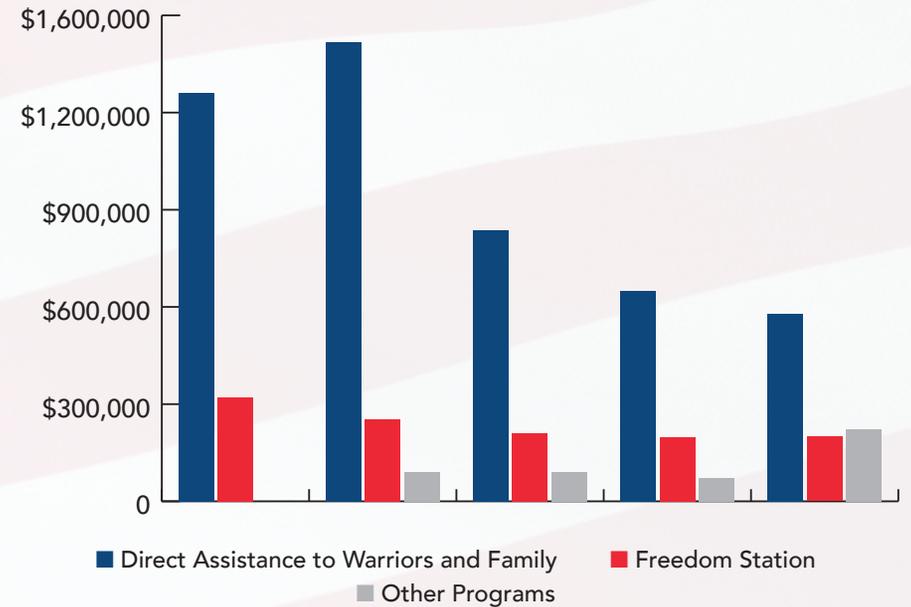
2020 Statement of Expenses



- Management and General (15%)
- Fundraising and Development (7%)
- Program Services (78%)

FINANCIAL HIGHLIGHTS

Program Spending



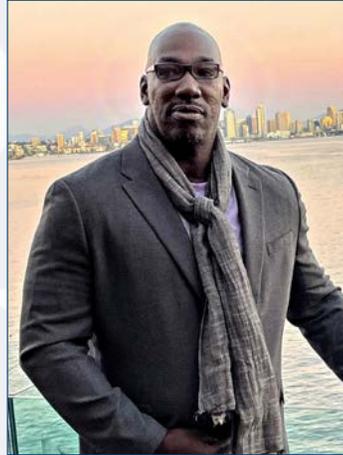
| | 2020 | 2019 | 2018 | 2017 | 2016 |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|
| Direct Assistance to Warriors & Family | \$1,262,091 | \$1,416,803 | \$837,916 | \$648,756 | \$578,588 |
| Freedom Station | 321,114 | 252,046 | 210,090 | 198,866 | 199,495 |
| Other Programs | - | 90,004 | 91,204 | 72,273 | 223,718 |
| Total Program Services Expenses | 1,583,205 | 1,758,853 | 1,139,210 | 919,895 | 1,001,801 |
| Management, General & Fundraising Expenses | 437,864 | 303,473 | 237,026 | 160,800 | 144,667 |
| Total Expenses | \$2,021,069 | \$2,062,326 | \$1,376,236 | \$1,080,695 | \$1,146,468 |

SUCCESS STORIES

“Imagine living in a caring, loving community, surrounded by individuals who aren’t the family you were born into, but instead the one you served with, the one that grew around you. That is what living at Freedom Station is like. It has given me a community I consider family. I have also gained a purpose, responsibility, and the ability to give back to that community. Freedom Station gives me the comfort and motivation to pursue a normal regular life.

Additionally, playing for the Wolfpack wheelchair basketball team is an amazing honor, and one I don’t take lightly. Every time I go to a practice or put on my Wolfpack jersey, I feel blessed. The Wolfpack gives us purpose as we compete against other teams, making our bond as brothers-in-arms stronger every time we go out on the court. Being a part of the Wolfpack fills me with confidence and pride, knowing I always have brothers I can depend on and strong support from Warrior Foundation Freedom Station and the community. No matter what the scoreboard says, my teammates and I are the true winners. Each of us has had to overcome personal obstacles to be who we are today, and that makes us stronger as a team, and as brothers.”

Anthony Pone
U.S. Army (ret.)



SUCCESS STORIES

“During my time at Freedom Station, I felt like I received valuable time to acclimate into a civilian setting without being thrown into hardships immediately after leaving the military. Not only did I find myself in the strong community that Warrior Foundation Freedom Station has built, but it made me feel welcome and helped me regain my independence.

Having access to a seemingly infinite well of resources and knowledge was the biggest standout at Freedom Station. If I was ever stuck, needed help or just had a question, it felt like mountains would be moved in order to make it happen. I will always remember all of the amazing people that work and live at Freedom Station, holding those memories in high regard as I pursue my ambitions – dreams they have helped pushed me to achieve.”

Noah Terry
Lance Corporal, U.S. Marine Corps (ret.)



SUCCESS STORIES

“I wasn’t sure what to think when I decided to move from my apartment in Bankers Hill to the other side of the park, but I would soon find out. Moving into Freedom Station II mid-pandemic wasn’t easy for me. Having one foot in and one foot out of the grave didn’t make it any easier. The first thing I noticed was the huge American flag gently swaying back and forth as if to welcome me home. It feels good to be back on base, I thought. Even though I wasn’t, I was around my people, my brothers, and instantly I felt calm and safe.

Now me being a man of God, I knew there were good people in the world, but these guys (and gals) were the real deal. I was taken back by the generosity of the foundation members and just how much they truly cared. Everyone was so pure and kind you would think Freedom Station II was built on holy land, and maybe it is. This place, these people/angels brought me back to life and helped me live again, and I am FOREVER in their debt. I can’t truly express how I feel with these few words, so I did one better by letting my creator know of the names of the lives I encountered here in my prayers. Mrs. Sandy, Mr. Greg Martin, Junior, Zach and Cody, Jeremy and Shadow, and all the donors who created a piece of heaven, I thank you. God Bless.”

*Very Respectfully,
Second Class Petty Officer Edwin Love
U.S. Navy (ret.)
A Grateful Man*



SUCCESS STORIES

“Serving in the military brought a sense of compassion, confidence, and camaraderie. Those standing by my side were more than just soldiers - they were my brothers. When my brothers found out I had been diagnosed with bone cancer, requiring my leg to be amputated, they stepped up and made sure my family had everything they needed.

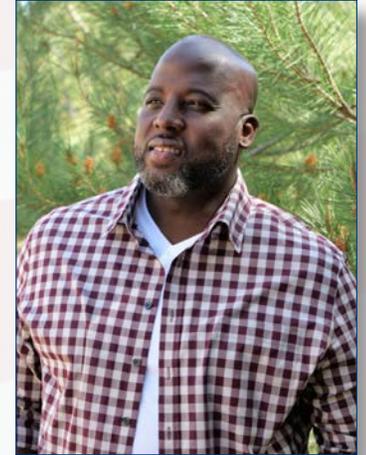
After being discharged, I realized there were no tools or roadmap for the journey I was about to embark upon. One of my paths lead me to Warrior Foundation Freedom Station, which has been a first-class experience.

When I arrived at Freedom Station, I was welcomed with love and open arms. Mrs. Sandy and countless others made sure I had everything I needed. It is a family with brothers, sisters, aunts and uncles looking out for one another. It’s a special place. It was just what I needed to reset, refocus and re-enter life with a clear mind, heart and soul.

Colonel Greg Martin opened my eyes to sports therapy, mentorship, one-on-one counseling, and goal setting. He helped bring focus to my purpose in life - to one day start my own program to help individuals through sports and education. In-depth conversations with Mr. LaHaye opened my eyes to the rising cases of PTS, suicide rates, and the veterans suffering in silence and coping alone. It is my hope to be part of the solution. The foundation also provided opportunities to grow holistically, including playing wheelchair basketball with the Wolfpack. Not only did I gain a top-level experience in wheelchair basketball, but I also gained a brotherhood that I will cherish forever.

When I lost my leg, I also lost family, friends and countless other things along the way. However, my faith held me through it all, and my life turned around for the good. I have gained so much since being at Freedom Station. This April, I was blessed to gain a beautiful wife. Our journey in life leads us all in different paths. Thank you Warrior Foundation Freedom Station for being a part of my journey!”

*Perry Price
U.S. Army (ret.)*





Thank You for

| | | | |
|--------------|---------------|----------------|----------------|
| John & Susan | Steve Sanders | John Cull | Carla Wangerin |
| John & Susan | Jack Baker | Emily Sturges | Clay Webb |
| John & Susan | Ray Swanson | Scott Sutton | Stephen Wick |
| John & Susan | Mike & Susan | Alice Swartz | Scott Winkler |
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| John & Susan | Tom Scott | Thomas & Beth | Robert & Terri |
| John & Susan | John & Mary | John & Mary | Robert & Terri |

THANK YOU TO OUR SUPPORTERS

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El Cajon Ford

THANK YOU TO OUR SUPPORTERS

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Impact Giving
Iron Welding International
J D Mechanical
J&L Insulation Inc.
Jack in the Box
JBT Development
Jeff Gray, DDS
Jim Bates Watercolors
Jimmy Miller Memorial Foundation
Jon Wayne Construction & Consulting,
Inc.
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Legion
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LaHaye Enterprises, Inc.
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THANK YOU TO OUR SUPPORTERS

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Newman Windows and Doors
North Coast Medical
O'Connell Landscape
Maintenance, Inc.
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Orange County Harley-Davidson
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Pacific Green Landscape, Inc.
Pacific Properties Service
Panasonic Eco Solutions North America
Park West Landscape Maintenance, Inc.
PB Printing
Pearson Dental Supply
Pilot Painting & Construction
PKF San Diego
Plaza Home Mortgage
PRAVA Construction Services, Inc.
ProTec Building Services
PVI, Inc.
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Rancho Santa Fe Women's Fund
Rapid Transmission
Republican Women of California,
San Diego County-Clairemont
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Rhinestone Grannies
Rock Church
Rockwell Drywall Inc.
Rodent Pest Technologies, Inc.
Rotary Club of Coronado
Rotary Club of El Cajon
S. Mark Taper Foundation
Salehi Engineering
San Diego Quilt Show
San Diego Toyota Dealer Association
San Diego Veterans Magazine
San Diego Woodies
San Diego's Talk AM 760

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St. Thérèse of Carmel Parish
STM Goods
Tazz Lighting
Teague Insurance Agency, Inc.
Tee It Up for the Troops
Terra American Bistro
The Brigantine
The Cosmopolitan Hotel
and Restaurant
The Cowboy Star
The Doyle Foundation
The Fish Market Restaurant
The Kenneth T. and Eileen L. Norris
Foundation
The Midway Foundation
Tinnelly Law Group
To Be Designed
Tom Ham's Lighthouse
Top of the Market
Unicorn Jewelry & Watch Boutique
United Brothers Painting Inc.
Urban Plates
USA Premium Leather Furniture
USS Daniel Inouye (DDG 118)
Veterans of Foreign Wars Motorcycle Club
of California
Walters Management
Warne Family Charitable Foundation
Wells Fargo
West Coast Specialties
Whitcraft Engineering Solutions Inc.
Wounded Warrior Battalion - West
Zayo Group
Zovio



BOARD OF DIRECTORS

Officers

| | |
|------------------|-----------------------------------|
| Sandy Lehmkuhler | CEO and Co-Founder |
| Greg Martin | President |
| Mike Seymour | Vice President |
| Tom Janecek | Treasurer |
| Carmel Cheely | Secretary |
| Jim Bedinger | Board Member/Co-Founder |
| Brian Busta | Board Member |
| Duncan H. Hunter | Honorary Board Member |
| Larry LaHaye | Board Member |
| Sharron LaHaye | Board Member |
| Brian Lehmkuhler | Board Member |
| Juliana Mercer | Board Member |
| Sandy Moul | Board Member/Communications Chair |
| Guy Riddle | Board Member |
| Wes Schermann | Board Member |
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