



aeon

home changes everything

Now more  
than ever...

...home  
changes  
everything

*in* **2020**

You helped save  
**908 homes**, and  
start construction on  
172 more. You also  
kept all of our homes  
affordable.

Aeon in 2020

800

Aeon families received rental assistance in just the last 4 months of 2020

Aeon serves over  
**15,000**  
residents annually

I couldn't thank Aeon more. They have made everything possible for me.

in  
**5,654**  
apartment homes

8,000

residents connected with vital resources for at-home work and school

at  
**59**  
properties



Because of you, families could stay safe at home in 2020.

In the summer of 2020, everyone at Andrea's work had COVID-19. Fearing for the safety of her infant daughter, she took some leave. But then Andrea tested positive, and she got laid off for missing too many days.

Though Andrea did everything she could to apply for unemployment, she lived for two months not knowing if she would get help. She didn't know how she was going to pay rent. She worried about how to feed her family.

Aeon's Resident Connections team supported Andrea when she needed it most. They helped her navigate the process to receive government assistance. They got her groceries when it was hard for her to make ends meet. They were able to get toys for her baby daughter, which made life seem a little more normal.

Today, Andrea has a new job and can work from her Aeon home. She is grateful to have a place in this community, especially during a pandemic. Thank you for making life more stable for Andrea and all our families through this crisis.



**UNRESTRICTED OPERATING REVENUE & SUPPORT**

Rental revenue	\$62,836,095
Contributions, including net assets released	\$3,387,507
Government grants	\$2,240,932
Development, management & other property fees	\$1,376,129
Interest and other revenue	\$163,385
<b>Total unrestricted operating revenue &amp; support</b>	<b>\$70,004,048</b>

**OPERATING EXPENSES**

Program services	
• Rental operations	\$51,374,945
• Housing development	\$1,893,518
• Resident Connections	\$1,528,927
• Asset Management	\$693,829
• Property management	\$3,097,946
Management and general	\$1,517,443
Fundraising	\$1,125,095
<b>Total operating expenses</b>	<b>\$61,231,703</b>
<b>Unrestricted operating income (loss)</b>	<b>\$8,772,345</b>

**OTHER REVENUES & EXPENSES**

Government grants and contributions-capital	\$5,506,840
Gain on sale of property	\$417,712
Forgiveness of debt	\$119,700
Deferred interest and other financial expenses	- \$7,945,716
Depreciation and amortization	- \$18,094,738
Restricted grants/contributions, net of releases	- \$300,760
<b>Change in net assets, before capital contributions</b>	<b>- \$11,524,617</b>
Capital contributions from partners, net of distributions	- \$879,182
<b>Change in total net assets</b>	<b>- \$12,403,799</b>

If you have any questions about Aeon's financials, please contact Kelli at [kcollision@aeon.org](mailto:kcollision@aeon.org).