

Homsite Fund Inc

Executive Director / CEO

EIN 237368656

NY · NTEE S200

FY ending 2024-04-30

June 13, 2026

This analysis benchmarks the total compensation of **Kerry Quaglia, Executive Director / CEO** (\$19,020) against **every comparable organization** that fit the selection criteria — **25** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the 8th percentile of comparable organizations

below the typical range for comparable organizations

Benchmarked executive: Kerry Quaglia — reported title "DIRECTOR", selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

SECTOR Organizations sharing the subject's NTEE classification (S200).

BUDGET Total revenue between \$223,698 and \$500,818 — 0.67x to 1.50x the subject's \$333,879 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (S20) + NY + budget 0.67–1.5x revenue.

25 organizations qualified on sector, size, and geography

→ **25** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$23,963

\$38,178

\$61,700

\$80,186

\$121,054

\$19,020



■ Comparable organizations

Each figure is Form 990 Part VII columns D + F (reportable pay plus other compensation and benefits; column F may include amounts from related organizations), normalized to NY cost of living (BEA RPP, 2023) and to its filing year (CPI-U); the reported amount is on each linked 990.

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Hellgate Management Corporation	NY	\$334,528	President	\$70,634	\$72,720	2023
Rochester Hope Inc	NY	\$334,931	Executive Director	\$24,279	\$24,279	2024
Kingsbridge District Management Association Inc	NY	\$330,509	Exec Director	\$40,365	\$40,365	2024
86th Street Bay Ridge District	NY	\$340,050	Executive Direc	\$60,660	\$59,096	2025
Bayside Village Business Improvement	NY	\$322,011	Executive Dir.	\$38,178	\$38,178	2024
Central Adirondack Partnership For	NY	\$316,243	Executive Di	\$59,980	\$59,980	2024
Core Services Group Inc	NY	\$357,047	Vp Of General Coun	\$108,776	\$111,989	2023
Southern Boulevard District	NY	\$358,177	Executive Di	\$82,308	\$80,186	2025
The Montague Street District Management	NY	\$284,926	Executive Direc	\$61,285	\$61,285	2024
Kingsbridge Riverdale Van Cortland Development Co	NY	\$384,653	Executive Director	\$37,668	\$38,781	2023
West Brighton Community	NY	\$388,047	Executive Di	\$80,000	\$80,000	2024
Homer-cortland Community Agency Inc	NY	\$264,626	Executive Director	\$72,500	\$74,641	2023
Staten Island Urban Center Inc	NY	\$409,827	Ceo & Founder	\$78,430	\$80,747	2023
Greater Port Washington Business	NY	\$254,031	Executive Dir.	\$61,700	\$61,700	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Greater Bethel Community Development Corporation	NY	\$248,332	Executive Director	\$30,000	\$30,000	2024
Ocean Parkway Community Development Corp	NY	\$247,942	Executive Director	\$12,151	\$12,151	2024
Grinding Stone Collective Inc	NY	\$240,267	Ceo And Board Vice President	\$91,800	\$91,800	2024
East Brooklyn Churches Sponsoring Committee	NY	\$429,351	Lead Organizer	\$145,612	\$149,913	2023
Lumber City Development Corporation	NY	\$439,247	Executive Director	\$14,400	\$14,400	2024
Staten Island Immigrant Center	NY	\$445,062	Executive Director	\$66,167	\$66,167	2024
Catholic Community Relations	NY	\$450,000	Executive Director	\$276,028	\$276,028	2024
Woodhaven District Management	NY	\$454,160	Executive Dir.	\$65,772	\$65,772	2024
Castle Hill District Management Association Inc	NY	\$465,000	Executive Director	\$34,094	\$34,094	2024
Mobilisation Lab Collective Inc	NY	\$465,600	Officer	\$23,071	\$23,752	2023
Pitkin Avenue District Management Association Inc	NY	\$484,644	Executive Director	\$127,097	\$127,097	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NY cost of living and 2024 dollars. Click any organization to verify the figure on ProPublica.

■ Methodology

Comparable organizations were drawn from electronically filed IRS Form 990 returns and matched on sector (NTEE code), budget (a size-adaptive revenue band that tightens as the organization grows), and geography (same-state first, broadening only when too few peers qualify); every organization within the band forms the peer set. To compare fairly across regions and years, peer compensation is normalized to NY cost of living (BEA Regional Price Parities, 2023) and to the subject's filing year (CPI-U). The figure benchmarked is Form 990 Part VII, Section A, columns D + F — reportable pay plus other compensation, benefits, and deferred amounts (column F may include amounts from related organizations) — with the chief executive matched by role. Related-organization amounts (column E) and institutional trustees are excluded. Full methodology: peerbasis.org/methodology.

■ Sample, role match & sensitivity

PEER COUNT 25 organizations. Compensation range \$12,151–\$276,028; filing years 2023–2025.

SIZE BASIS	Matched on total revenue (\$333,879); for reference, expenses \$350,382 and assets \$444,663.
ROLE MATCH	Kerry Quaglia, reported title " <i>DIRECTOR</i> ", benchmarked as Executive Director / CEO. Selected as the organization's highest-paid individual without an exact title match — the board should confirm this is a comparable role.
RELATED-ORG PAY	1 peer report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	2 peers fall outside 1.5× the interquartile range — consider whether any reflect one-time payments (severance, deferred-comp payouts).

Sensitivity — the subject's percentile under alternative compensation definitions:

BASIS	SUBJECT PERCENTILE
Total compensation (D + F), cost-of-living + inflation adjusted — the PeerBasis default	8 th
Total compensation (D + F), as reported (no adjustments)	8 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	92 nd

If the percentile moves materially across these definitions, the result is sensitive to methodology choices, and the board should weigh which basis best fits its facts.

● Rebuttable presumption of reasonableness • 26 CFR 53.4958-6

Compensation paid by a tax-exempt organization is presumed reasonable — shifting the burden to the IRS — when three requirements are met. This report supplies the comparability data for the second. The board should record the following in its minutes *concurrently* with its decision:

Draft board minutes – executive compensation

1. The compensation of the Executive Director / CEO (Kerry Quaglia) was approved in advance by [the Board / Compensation Committee], composed of members with no conflict of interest with respect to the arrangement.
2. Prior to its determination, the authorized body obtained and relied upon appropriate comparability data, namely the PeerBasis Compensation Comparability Determination dated June 13, 2026, comparing compensation against 25 similarly situated organizations (Same NTEE sector (S20) + NY + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$19,020 is reasonable (approximately the 8th percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [__ for / __ against].

Sources: IRS Form 990 e-file data (apps.irs.gov); IRS Business Master File (NTEE classification). Every figure traces to an original public filing — click any organization above to verify it on ProPublica. PeerBasis is a service of Prismind Analytics; its [methodology is published](#), was commissioned for independent adversarial review, and discloses its own limitations. This report is comparability data to support a board's good-faith determination under IRC 4958; it is not legal or tax advice. Generated by PeerBasis on June 13, 2026.