

Mississippi Apartment Association

Executive Director / CEO

EIN 260395422

MS · NTEE S40

FY ending 2023-12-31

June 13, 2026

This analysis benchmarks the total compensation of **Meghan Elder, Executive Director / CEO** (\$58,803) against **every comparable organization** that fit the selection criteria — **91** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **30th** percentile of comparable organizations within the typical range

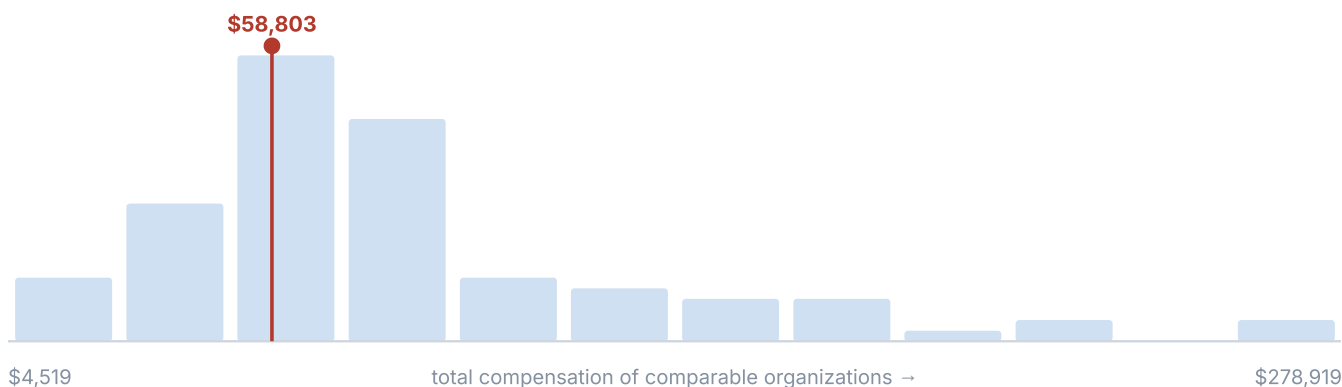
Benchmarked executive: Meghan Elder — reported title “ASSOCIATION DIRECTOR”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (S40).
BUDGET	Total revenue between \$224,691 and \$503,040 — 0.67x to 1.50x the subject's \$335,360 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S40), nationwide + budget 0.67–1.5x revenue.

91 organizations qualified on sector, size, and geography → **91** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$36,638	\$55,630	\$71,899	\$101,976	\$161,592	\$58,803
----------	----------	----------	-----------	-----------	----------



■ 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 MS 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
Girard Area Industrial Development Corp	PA	\$333,361	Chairman	\$73,442	\$63,872	2024
Pike District Partnership Inc	MD	\$332,944	Executive Director	\$90,000	\$73,381	2024
Tic Council Americas Inc	DC	\$331,703	Executive Director-til 8/2023	\$99,221	\$78,177	2023
The Cannabis Alliance	WA	\$331,103	Executive Dir.	\$45,833	\$36,844	2023
Carroll County Economic Development	GA	\$330,816	Exec Committee	\$237,071	\$214,026	2023
African American Real Estate	DC	\$328,179	President	\$46,500	\$36,638	2023
Forward High Point Inc	NC	\$322,019	Chief Executive Officer	\$104,545	\$91,779	2025
Irrigation & Electrical Districts	AZ	\$349,001	Executive Di	\$308,828	\$259,023	2024
Fulshear-katy Area Chamber Of Commerce	TX	\$319,654	President	\$94,994	\$85,319	2023
Michigan Israel Business Accelerator	MI	\$353,207	Chief Executive Officer (End Jan 2025)	\$19,401	\$17,464	2024
Ingersoll Grand Self-supported Municipal	IA	\$354,444	Executive Dir.	\$76,987	\$71,620	2025
The Construction Institute Inc	CT	\$354,876	Executive Director	\$74,200	\$62,465	2023
Imperial County Association Of Realtors	CA	\$354,935	Chief Executive Officer	\$79,960	\$60,215	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
National Cooperative Procurement	MN	\$311,046	Executive Director	\$140,400	\$120,989	2024
Kansas Independent Electrical	KS	\$309,646	Executive Di	\$70,833	\$68,708	2023
Central Texas Angel Network	TX	\$306,410	Executive Director	\$128,792	\$112,356	2024
Michigan Retailers Foundation	MI	\$365,589	President/ce	\$59,220	\$54,882	2023
Dbl Equity Partners	ND	\$304,896	President, Ceo, And Secret	\$48,437	\$46,357	2024
Construction Builders Association	OH	\$304,251	Executive Director	\$98,500	\$93,672	2023
Isa Michigan	MI	\$367,250	Executive Director	\$85,000	\$78,774	2023
Auto Body Association Of Texas	TX	\$303,287	Executive Dir.	\$72,048	\$62,853	2024
Ohio Alliance Of Ymca's	OH	\$369,773	Chief Executive Officer	\$223,730	\$212,763	2023
Hawaii Masons And Plasterers Union	HI	\$370,416	Executive Director	\$180,031	\$140,569	2024
Chelsea Area Chamber Of Commerce	MI	\$372,034	Executive Di	\$72,870	\$65,595	2024
Aec Unites	DC	\$375,265	Executive Director	\$114,357	\$90,103	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to MS cost of living and 2023 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 MS 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	91 organizations. Compensation range \$4,519–\$278,919; filing years 2022–2025.
SIZE BASIS	Matched on total revenue (\$335,360); for reference, expenses \$370,901 and assets \$242,940.
ROLE MATCH	Meghan Elder, reported title "ASSOCIATION DIRECTOR", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	5 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	7 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	30 th
Total compensation (D + F), as reported (no adjustments)	21 st
Reportable pay only (column D), adjusted	30 th
All sources (D + E + F), adjusted	24 th

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 (Meghan Elder) 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 91 similarly situated organizations (Same NTEE sector (S40), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$58,803 is reasonable (approximately the 30th 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.