

Burnham Brook Community Center Title

Executive Director / CEO

EIN 262064622
 MI · NTEE S47
 FY ending 2025-03-31
 June 9, 2026

This analysis benchmarks the total compensation of **Mary Muliett, Executive Director / CEO** (\$7,908) against **every comparable organization** that fit the selection criteria — **70** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the 7th percentile of comparable organizations

below the typical range for comparable organizations

Benchmarked executive: Mary Muliett — reported title “PRESIDENT/CEO - PARTIAL YEAR”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR Organizations sharing the subject's NTEE classification (S47).

BUDGET Total revenue between \$304,777 and \$682,338 — 0.67x to 1.50x the subject's \$454,892 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (S47), nationwide + budget 0.67–1.5x revenue.

70 organizations qualified on sector, size, and geography → **70** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$8,577	\$25,279	\$52,722	\$84,099	\$128,718	\$7,908
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■ 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 MI 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
Tac East Holdings Company No 1	TX	\$450,415	President	\$19,813	\$20,292	2023
Ua 168 Building Corporation	OH	\$468,917	Financial Secretary/treasu	\$92,850	\$95,277	2025
Local 338 Real Estate Holding Corp	NY	\$469,750	President	\$72,825	\$65,443	2024
U A Local 773 Glens Falls Building	NY	\$470,773	Director	\$114,100	\$102,534	2024
Cls Holding Company Inc	MI	\$479,109	Ceo	\$33,282	\$34,163	2024
Union Building Fund	IL	\$479,140	Director	\$85,479	\$83,571	2024
Broadway Housing Sugar Hill Lessee Inc	NY	\$429,087	Chief Executive Officer	\$31,386	\$28,204	2024
Iron Workers' Mid-america Building Corp	IL	\$487,245	Administrator	\$56,655	\$57,027	2023
Teamsters Local 120 Building Holding Company	MN	\$417,127	President	\$62,448	\$63,177	2023
Institute Of Real Estate Management	MA	\$414,104	Executive Director	\$156,975	\$144,424	2023
Simple Treasures Inc	MI	\$497,014	President	\$25,217	\$25,884	2024
Local Union 488 Ibew Building	CT	\$410,560	Business Manager/fin Sec	\$70,615	\$67,788	2023
Camelot Community Care Property	FL	\$407,194	President/ Ceo	\$400	\$385	2023
Local 5 Holdings Inc	HI	\$406,996	Chair	\$28,166	\$25,077	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Service Employees International	MN	\$396,068	President	\$66,844	\$65,684	2024
Bais Malka Hasc Llc	NY	\$390,581	Ceo	\$22,612	\$19,796	2025
Cair California Title Holding Corp	CA	\$390,162	Ceo	\$9,284	\$7,973	2024
Ufoa Realty Holdings Inc	NY	\$388,998	President	\$9,606	\$8,632	2024
Illinois Land Title Association	IL	\$387,379	2nd Vice President	\$1,500	\$1,467	2024
Naiop - Nashville Chapter	TN	\$525,146	Executive Director	\$170,265	\$183,239	2023
Sheet Metal Workers International Local	MA	\$526,146	President	\$133,450	\$119,257	2024
Little Rock Realtors Association Inc	AR	\$528,403	Executive Dir.	\$113,589	\$126,973	2024
Operating Engineers Local 4 Building	MA	\$381,168	Director	\$96,800	\$84,275	2025
Haines Eastburn Stenton Corp	PA	\$531,149	President/ceo	\$11,512	\$11,754	2023
Portland Board Of Realtors	ME	\$532,840	Ceo	\$114,201	\$113,722	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to MI cost of living and 2025 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 MI 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 **70** organizations. Compensation range \$385–\$984,584; filing years 2023–2025.

SIZE BASIS	Matched on total revenue (\$454,892); for reference, expenses \$592,550 and assets \$6,664,646.
ROLE MATCH	Mary Muliett, reported title " <i>PRESIDENT/CEO - PARTIAL YEAR</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	55 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	5 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	7 th
Total compensation (D + F), as reported (no adjustments)	7 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	21 st

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 (Mary Muliett) 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 9, 2026, comparing compensation against 70 similarly situated organizations (Same NTEE sector (S47), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$7,908 is reasonable (approximately the 7th 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 9, 2026.