

# Strong Communities Realty Corporation

Executive Director / CEO

EIN 270457462

FL · NTEE B11

FY ending 2023-09-30

June 9, 2026

This analysis benchmarks the total compensation of **Eric Mann, Executive Director / CEO** (\$36,104) against **every comparable organization** that fit the selection criteria — **54** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **59<sup>th</sup>** percentile of comparable organizations within the typical range

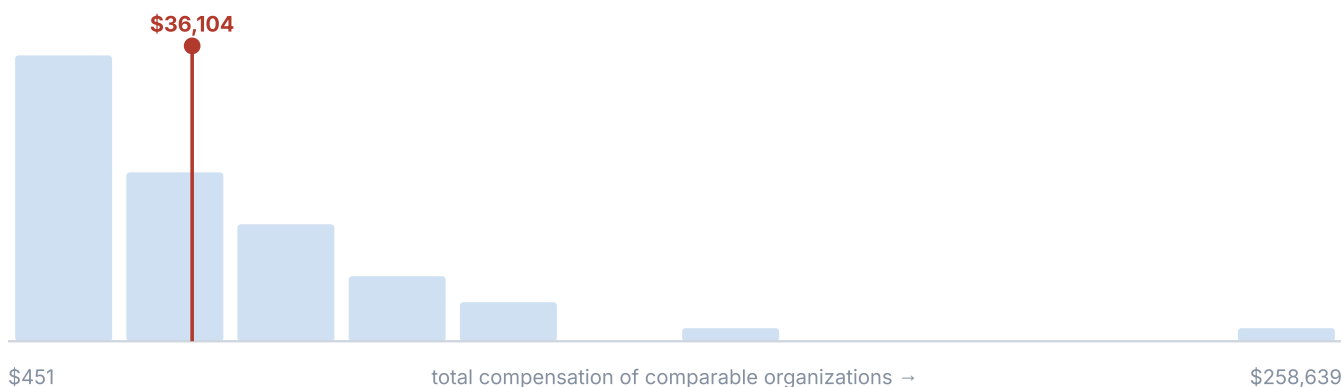
**Benchmarked executive:** Eric Mann — reported title "PRESIDENT", a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (B11).
BUDGET	Total revenue between \$64,758 and \$144,981 — 0.67x to 1.50x the subject's \$96,654 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (B11), nationwide + budget 0.67–1.5x revenue.

**54** organizations qualified on sector, size, and geography → **54** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$4,375	\$15,122	\$29,500	\$48,526	\$78,865	\$36,104
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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 FL 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
<a href="#">Richland School District Two Education</a>	SC	\$96,169	Executive Director	\$12,000	<b>\$13,326</b>	2023
<a href="#">Peruna East Corporation</a>	TX	\$97,750	President	\$85,562	<b>\$88,494</b>	2024
<a href="#">Iowa School For The Deaf Foundation</a>	IA	\$98,158	President	\$28,502	<b>\$32,267</b>	2024
<a href="#">Foundation For Compton Community College</a>	CA	\$93,837	Member	\$97,654	<b>\$87,186</b>	2024
<a href="#">Clinton Public Schools Scholarship Enrichment Foundation Inc</a>	MA	\$93,835	Treasurer (Ret)	\$900	<b>\$861</b>	2023
<a href="#">Swocc Qalich</a>	OR	\$92,701	President	\$51,185	<b>\$49,147</b>	2024
<a href="#">Michael J Connell Memorial Fund</a>	CA	\$102,022	Co-trustee	\$49,000	<b>\$43,748</b>	2024
<a href="#">Greeneville City Schools Foundation</a>	TN	\$90,963	Executive Di	\$34,500	<b>\$37,495</b>	2024
<a href="#">The Bearcat Touchdown Club Inc</a>	GA	\$90,878	Secretary	\$5,000	<b>\$5,199</b>	2024
<a href="#">National Association Of College</a>	OH	\$103,998	Senior Director Of Finance & Administration	\$18,379	<b>\$20,127</b>	2024
<a href="#">Nsbr Facilities Inc</a>	LA	\$88,000	President	\$28,073	<b>\$31,962</b>	2024
<a href="#">Fcps Foundation</a>	CA	\$86,796	Chair	\$30,990	<b>\$28,485</b>	2023
<a href="#">The Sumner G Rand Jr Foundation</a>	FL	\$106,782	President	\$87,076	<b>\$82,398</b>	2025
<a href="#">Ghes Building Company</a>	MN	\$107,956	Board Chair	\$5,654	<b>\$5,947</b>	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Oelc At Kennedy Qalich</a>	NE	\$108,000	Educare Of Omaha Executive Director	\$15,345	<b>\$17,065</b>	2024
<a href="#">Timothy Christian Schools Foundation</a>	IL	\$108,087	Secretary	\$39,775	<b>\$41,625</b>	2023
<a href="#">Pima County Library Foundation</a>	AZ	\$108,956	Executive Director	\$65,291	<b>\$66,841</b>	2023
<a href="#">Simi Valley Education Foundation</a>	CA	\$111,186	Executive Direc	\$33,075	<b>\$29,530</b>	2024
<a href="#">Patterson Park Public Charter</a>	MD	\$111,386	Executive Director	\$7,600	<b>\$7,563</b>	2023
<a href="#">Ncssm Student &amp; Constituent Support</a>	NC	\$111,609	Executive Director	\$56,657	<b>\$60,529</b>	2024
<a href="#">The Springfield Greene County Public</a>	MO	\$79,699	Develop. Dir	\$2,102	<b>\$2,302</b>	2024
<a href="#">Wilmington Library Foundation li Inc</a>	DE	\$76,295	Executive Director	\$8,569	<b>\$8,931</b>	2023
<a href="#">Glen Ellyn Library Foundation</a>	IL	\$75,278	Development Dir	\$29,861	<b>\$30,353</b>	2024
<a href="#">Schuylkill Valley Athletic Boosters Inc</a>	PA	\$75,214	Treasurer	\$599	<b>\$618</b>	2024
<a href="#">Liberty University Foundation</a>	VA	\$118,139	Director/president	\$17,026	<b>\$17,499</b>	2023

**Comp (reported)** is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to FL 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 FL 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](https://peerbasis.org/methodology).

## ● Sample, role match & sensitivity

PEER COUNT	54 organizations. Compensation range \$451–\$258,639; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$96,654); for reference, expenses \$358,064 and assets \$6,407,155. <b>Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.</b>
ROLE MATCH	Eric Mann, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	33 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	3 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	59 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	59 <sup>th</sup>
Reportable pay only (column D), adjusted	0 <sup>th</sup>
All sources (D + E + F), adjusted	91 <sup>st</sup>

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 (Eric Mann) 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 54 similarly situated organizations (Same NTEE sector (B11), nationwide + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$36,104 is reasonable (approximately the 59<sup>th</sup> percentile of comparable organizations) and documented the basis for this determination concurrently, on [date], by a vote of [\_\_ for / \_\_ against].

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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.