

Springvale Terrace Inc

Executive Director / CEO

EIN 300185120
 DC · NTEE L22
 FY ending 2024-09-30
June 9, 2026

This analysis benchmarks the total compensation of **Dawn Quattlebaum, Executive Director / CEO** (\$21,998) against **every comparable organization** that fit the selection criteria — **278** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **22nd** percentile of comparable organizations below the typical range for comparable organizations

Benchmarked executive: Dawn Quattlebaum — reported title “CEO”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L22).
BUDGET	Total revenue between \$246,993 and \$552,970 — 0.67x to 1.50x the subject's \$368,647 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L22), nationwide + budget 0.67–1.5x revenue.

278 organizations qualified on sector, size, and geography → **278** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$11,292	\$25,704	\$44,509	\$68,982	\$92,729	\$21,998
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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 DC 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
Lutheran Social Services Of Central Ohio	OH	\$369,274	President & Ceo	\$9,088	\$11,292	2023
Columbus Club Association Of Ysleta	TX	\$370,081	Executive Di	\$148,210	\$168,947	2024
Bivins Village	TX	\$367,173	President	\$52,498	\$59,843	2024
Syracuse Ymca Senior Citizen Housing	NY	\$370,973	Secretary	\$28,992	\$29,854	2024
Mercy Place Belmont Inc	CO	\$366,310	Director	\$34,463	\$38,770	2023
Tri-county Senior Citizens & Housing Inc	CO	\$371,142	Executive Dir.	\$40,565	\$44,325	2024
Apple Valley Senior Housing Corp Inc	NY	\$366,054	Manager	\$48,984	\$50,441	2024
Riverview Apartments Senior Housing	MN	\$365,928	Executive Vp Of Commonbond	\$23,297	\$26,233	2024
Worthington Christian Village Colony In	OH	\$372,029	Ceo / Exec Dir	\$9,685	\$11,690	2024
Fulton Gardens Corporation	TX	\$372,955	President	\$13,180	\$15,024	2024
Angela Westover Housing Corporation	MA	\$364,203	Chief Executive Officer	\$16,832	\$17,236	2024
St Paul's Retirement Homes Foundation	CA	\$363,429	Ceo	\$20,405	\$20,672	2023
Centennial Square	MN	\$363,314	Ceo	\$39,249	\$45,500	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Upper South Street Housing Dev Fund	NY	\$363,246	President/ceo	\$49,310	\$52,276	2023
Casa De Merced	CO	\$374,114	Vice President	\$34,402	\$38,701	2023
Mesa Senior Meadows	CO	\$362,254	Vice President	\$35,660	\$38,966	2024
Shepherd Oaks West Apartments Inc	MN	\$361,165	President/ceo/administrato	\$26,425	\$29,755	2024
Senior Home Sharing	IL	\$378,659	Executive Dir.	\$77,440	\$86,758	2024
Vernon Senior Citizens Housing	FL	\$380,327	Vice Preside	\$75,384	\$78,621	2025
Rosewood Court Inc	MN	\$355,963	Ceo Of Bhs	\$158,313	\$183,528	2023
Lutheran Social Services Of Central Ohio	OH	\$381,394	President & Ceo	\$9,088	\$11,292	2023
National Church Residences Of	OH	\$381,903	President	\$48,755	\$57,329	2025
Manitowoc Rhf Housing Inc	CA	\$354,889	President/ceo	\$68,128	\$67,039	2024
Gault Street Senior Housing	CO	\$353,940	President	\$25,195	\$28,344	2023
Wisconsin Care Systems Inc	WI	\$353,395	President	\$89,000	\$109,049	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to DC 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 DC 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	278 organizations. Compensation range \$501–\$484,959; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$368,647); for reference, expenses \$2,461,546 and assets \$3,901,597. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Dawn Quattlebaum, reported title "CEO", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	218 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	16 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	22 nd
Total compensation (D + F), as reported (no adjustments)	23 rd
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	36 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 (Dawn Quattlebaum) 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 278 similarly situated organizations (Same NTEE sector (L22), nationwide + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$21,998 is reasonable (approximately the 22nd 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.