

Woodside Apartments Inc

Executive Director / CEO

EIN 351937426
 IN · NTEE L20
 FY ending 2024-06-30
June 9, 2026

This analysis benchmarks the total compensation of **Thomas Minnich, Executive Director / CEO** (\$44,374) against **every comparable organization** that fit the selection criteria — **198** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **69th** percentile of comparable organizations within the typical range

Benchmarked executive: Thomas Minnich — 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 (L20).
BUDGET	Total revenue between \$77,102 and \$172,618 — 0.67x to 1.50x the subject's \$115,079 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L20), nationwide + budget 0.67–1.5x revenue.

198 organizations qualified on sector, size, and geography → **198** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$6,842	\$15,197	\$29,204	\$51,313	\$66,366	\$44,374
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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 IN 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
Nhs Stevens Housing Corporation	PA	\$115,561	President/ceo	\$55,952	\$54,474	2023
Jm Apartments Inc	RI	\$114,568	President	\$52,490	\$49,137	2023
Fulfilling Housing Inc	OH	\$115,822	Executive Director	\$15,476	\$15,543	2024
Grant Manor Homeowners Association	MA	\$115,931	Director	\$76,210	\$64,940	2024
Preserving Us Inc	KS	\$116,126	Executive Director	\$127,404	\$130,518	2024
West Rott Housing Inc	CO	\$116,227	Secretary	\$12,000	\$10,911	2024
Dreamscapes-building Visions Inc	NJ	\$113,637	Chief Executive Officer	\$29,476	\$24,956	2024
Mental Retardation Community Services Of Nassau County-project	NY	\$113,605	Chief Executive Officer	\$179,760	\$154,032	2024
Share Xi Inc	NY	\$113,510	Executive Director	\$70,564	\$62,250	2023
La Frontera Housing Inc	AZ	\$113,310	President/ceo	\$34,911	\$31,838	2024
2life Opus Inc	MA	\$117,303	President	\$36,606	\$31,193	2024
Southeastern Appalachian Rural Alliance Inc	WV	\$112,251	Executive Director	\$31,250	\$32,085	2024
West Bergen Specialized Housing Inc	NJ	\$118,059	Executive Director, West B	\$9,993	\$8,461	2024
Level-equity Building Inc	PA	\$111,971	Ceo	\$91,667	\$86,684	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Bear Creek Development Corporation	TX	\$111,533	Executive Director	\$105,000	\$99,599	2024
Habitat For Humanity Aransas County	TX	\$111,334	Executive Di	\$76,868	\$72,914	2024
Lss Housing Woodview Inc	WI	\$119,194	President	\$40,683	\$40,290	2024
Bethesda Spruce Street Development	PA	\$119,748	Ceo	\$11,765	\$11,125	2024
Asi Rochester Inc	MN	\$120,032	President/tr	\$65,715	\$61,574	2024
Fulfilling Housing.li Inc	OH	\$109,750	Executive Director	\$16,318	\$16,873	2023
Monhegan Island Sustainable	ME	\$120,599	Treasurer	\$2,200	\$2,089	2024
Abilities At Cumberland Towers Inc	FL	\$108,873	President/ceo	\$38,173	\$35,010	2023
Mojave Cedar Supportive Housing Inc	MN	\$108,649	President/tr	\$68,006	\$62,079	2025
Palmetto Housing Corporation	SC	\$108,638	Executive Director	\$9,421	\$9,320	2024
Argonaut House 2	WA	\$108,603	Executive Director	\$10,769	\$9,143	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to IN 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 IN 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 **198** organizations. Compensation range \$750–\$279,308; filing years 2021–2025.

SIZE BASIS	Matched on total revenue (\$115,079); for reference, expenses \$123,309 and assets \$495,794.
ROLE MATCH	Thomas Minnich, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	148 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	8 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	69 th
Total compensation (D + F), as reported (no adjustments)	68 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	59 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 (Thomas Minnich) 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 198 similarly situated organizations (Same NTEE sector (L20), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$44,374 is reasonable (approximately the 69th 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.