

Lexington Senior Center Inc

Executive Director / CEO

EIN 431725323
 MO · NTEE L80
 FY ending 2024-12-31
June 9, 2026

This analysis benchmarks the total compensation of **Holly Mefferd, Executive Director / CEO** (\$58,000) against **every comparable organization** that fit the selection criteria — **55** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **84th** percentile of comparable organizations within the typical range

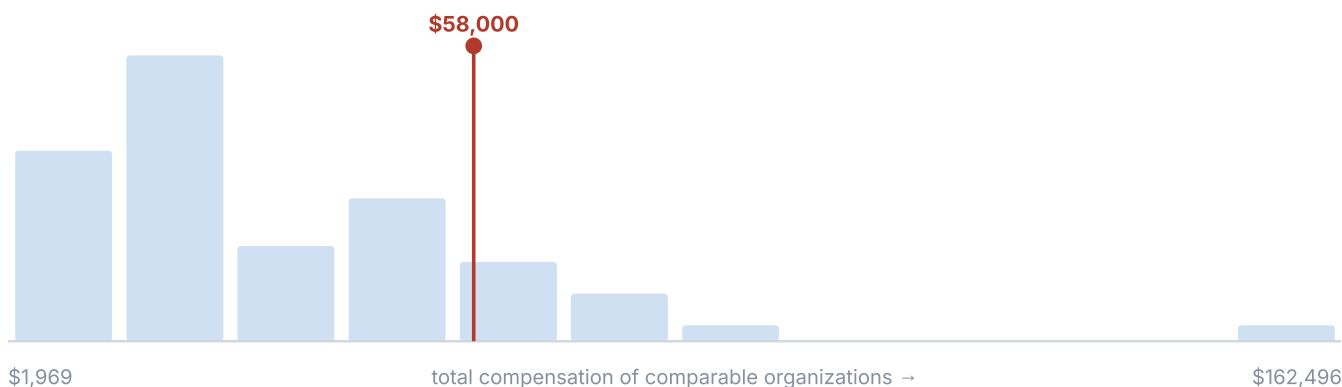
Benchmarked executive: Holly Mefferd — reported title “EXECUTIVE DI”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L80).
BUDGET	Total revenue between \$92,713 and \$207,567 — 0.67x to 1.50x the subject's \$138,378 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L80), nationwide + budget 0.67–1.5x revenue.

55 organizations qualified on sector, size, and geography → **55** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,406	\$16,384	\$27,906	\$50,764	\$62,905	\$58,000
---------	----------	----------	----------	----------	----------



■ 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 MO 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
Stanton Accessible Apartments	CA	\$138,256	Ceo	\$61,000	\$51,201	2023
Newburyport Affordable	MA	\$140,347	Executive Director	\$18,309	\$15,534	2024
Ocl Properties Xiii Inc	NY	\$136,186	Chief Financial Officer	\$73,290	\$62,528	2024
Ascendant Neighborhood Development	NY	\$135,879	Executive Dir/ President	\$185,000	\$162,496	2023
Ebsv Community Development Inc	CA	\$143,735	President & Ceo	\$28,109	\$23,593	2023
Oak Hill Apartments	CA	\$144,861	Secretary/treasurer	\$39,437	\$32,152	2024
Wentworth Corporation	RI	\$131,813	President	\$52,490	\$48,924	2023
Asi - Anoka County Inc	MN	\$127,371	President/tr	\$68,006	\$61,809	2025
Wisconsin Rapids Figure Skating Club Inc	WI	\$150,751	Program Director	\$2,075	\$1,994	2025
Whitehaven Economic Development	TN	\$126,000	Executive Di	\$50,710	\$50,326	2024
Mobile Accessible Housing Inc	AL	\$125,332	President/ceo	\$53,238	\$52,903	2025
Interstate I Affordable Housing Inc	NY	\$121,716	Vice President	\$39,986	\$34,114	2024
Mount Zion Community Development Inc	NC	\$155,327	Executive Director	\$72,334	\$70,566	2024
Bagley Housing Association	MI	\$121,214	President & Ceo	\$39,383	\$38,380	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Central Louisiana Independent Living Center	LA	\$120,619	President/ceo	\$21,418	\$22,267	2024
Trans Housing Coalition Inc	GA	\$156,187	Executive Dir.	\$89,470	\$87,445	2023
Mid-peninsula Murphy's Inc	CA	\$157,402	Cfo / Assistant Secretary	\$77,467	\$63,157	2024
Blackrock-riverside Neighborhood	NY	\$119,062	Finance (Through 5/24)	\$2,308	\$1,969	2024
Fox Township Manor Inc	PA	\$158,421	Director	\$34,650	\$32,624	2024
Cannelton & Neighbors Development Inc	IN	\$158,750	Executive Director	\$13,950	\$13,889	2024
Sohum Housing Opportunities	CA	\$117,355	President	\$5,310	\$4,457	2023
Housing Continuum Inc	IL	\$160,761	Executive Director	\$30,156	\$28,818	2023
Prairie Haven Inc	IA	\$162,717	Top Management Official	\$19,545	\$20,802	2023
Shelter Ministries Inc	IN	\$113,817	Executive Director	\$24,462	\$24,356	2024
Narragansett Affordable Housing Inc	RI	\$163,584	President	\$37,500	\$33,074	2025

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to MO 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 MO 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 **55** organizations. Compensation range \$1,969–\$162,496; filing years 2023–2025.

SIZE BASIS	Matched on total revenue (\$138,378); for reference, expenses \$215,532 and assets \$1,977,193. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Holly Mefferd, reported title "EXECUTIVE DI", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	38 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	1 peer 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	84 th
Total compensation (D + F), as reported (no adjustments)	78 th
Reportable pay only (column D), adjusted	91 st
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 (Holly Mefferd) 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 55 similarly situated organizations (Same NTEE sector (L80), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$58,000 is reasonable (approximately the 84th 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.