

Pinellas Urban Properties 2 Inc

Executive Director / CEO

EIN 473994560

FL · NTEE S31

FY ending 2022-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Charlotte Anderson, Executive Director / CEO** (\$20,121) against **every comparable organization** that fit the selection criteria — **207** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **33rd** percentile of comparable organizations within the typical range

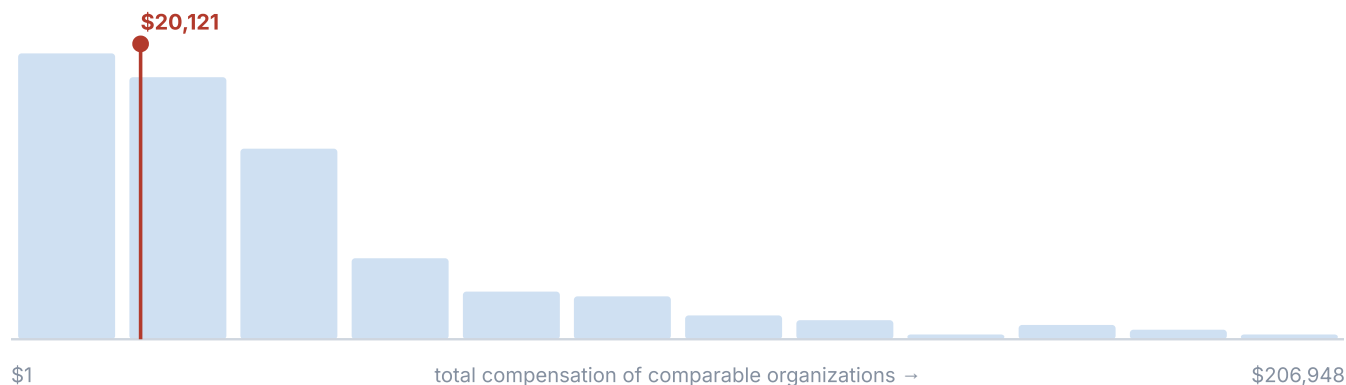
Benchmarked executive: Charlotte Anderson — reported title "Interim President", a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (S31).
BUDGET	Total revenue between \$46,563 and \$104,247 — 0.67x to 1.50x the subject's \$69,498 (the band tightens as size grows).
GEOGRAPHY	Same NTEE major group (S), nationwide + budget 0.67–1.5x revenue.

207 organizations qualified on sector, size, and geography → **207** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$5,043	\$14,581	\$30,513	\$51,733	\$96,024	\$20,121
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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
Downtown Branson Betterment Assoc	MO	\$69,440	Executive Di	\$39,793	\$44,865	2022
Isles Properties Inc	NJ	\$69,346	Managing Director	\$17,499	\$15,976	2023
Pv Grows Investment Fund Inc	MA	\$69,724	President, Treasurer, Cler	\$3,343	\$3,072	2023
Ablegamers Holding Limited	WV	\$69,120	President	\$14,367	\$15,450	2024
Fells Point Main Street Inc	MD	\$68,891	Executive Dir.	\$13,364	\$12,409	2024
Athens Housing Ventures Fund Inc	GA	\$70,276	Former Presi	\$2,210	\$2,272	2023
Association Forum Of Chicagoland	IL	\$70,284	President & Ceo	\$29,477	\$28,783	2024
Main Street Manning	IA	\$70,570	Executive Di	\$11,520	\$12,528	2024
Marshall Area Community Services	MI	\$67,997	Director	\$7,000	\$7,176	2024
Kennedy Heights Community Urban Redevelopment Corporation	OH	\$71,016	Secretary/contract Executive Director	\$28,307	\$30,658	2023
Pedals Michigan	MI	\$67,649	President	\$51,905	\$54,784	2023
Gfwc - Washington State	WA	\$71,618	Trustee	\$375	\$325	2025
Edge For Tomorrow	DE	\$71,729	Executive Director	\$113,555	\$110,434	2024
1edtech Foundation	FL	\$71,791	Ceo (President Of The Board)	\$30,676	\$30,676	2022
Community Growth Foundation	CO	\$67,203	President	\$23,812	\$22,678	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Whitetail Deer Farmers Of Ohio Inc	OH	\$72,034	Executive Director	\$36,000	\$38,990	2023
International Forum On Ansi-41 Standards Technology	MD	\$72,158	Secretariat	\$96,000	\$89,142	2024
Building Wreckers Local 1421 Bldg Fund	MA	\$72,160	President	\$133,340	\$119,010	2024
Onmain Inc	OH	\$66,667	President/coo	\$42,799	\$46,353	2023
Bridgeport Generation Now Votes	CT	\$72,569	President	\$43,939	\$40,919	2024
Dawson Co Economic Development Council	MT	\$66,093	Executive Director	\$28,500	\$30,513	2024
Operative Plasterers And Cement	IN	\$73,000	President	\$92,011	\$96,374	2024
Georgia Education Foundation Inc	GA	\$73,033	Executive Di	\$110,014	\$109,867	2024
Aerox	NC	\$73,124	President & Director	\$195,867	\$206,948	2023
The British Home Foundation	IL	\$73,174	Ceo	\$50,336	\$49,150	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to FL cost of living and 2022 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.

Sample, role match & sensitivity

PEER COUNT **207** organizations. Compensation range \$1–\$206,948; filing years 2021–2025.

SIZE BASIS	Matched on total revenue (\$69,498); for reference, expenses \$12,213 and assets \$105,508. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Charlotte Anderson, reported title " <i>Interim President</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	75 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	15 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	33 rd
Total compensation (D + F), as reported (no adjustments)	34 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	72 nd

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 (Charlotte Anderson) 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 207 similarly situated organizations (Same NTEE major group (S), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$20,121 is reasonable (approximately the 33rd 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.