

# Project Mend-a-house Incorporation

Executive Director / CEO

EIN 541733024  
 VA · NTEE S20  
 FY ending 2024-06-30  
 June 9, 2026

This analysis benchmarks the total compensation of **Samantha Simpore, Executive Director / CEO** (\$65,000) against **every comparable organization** that fit the selection criteria — **222** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **57<sup>th</sup>** percentile of comparable organizations within the typical range

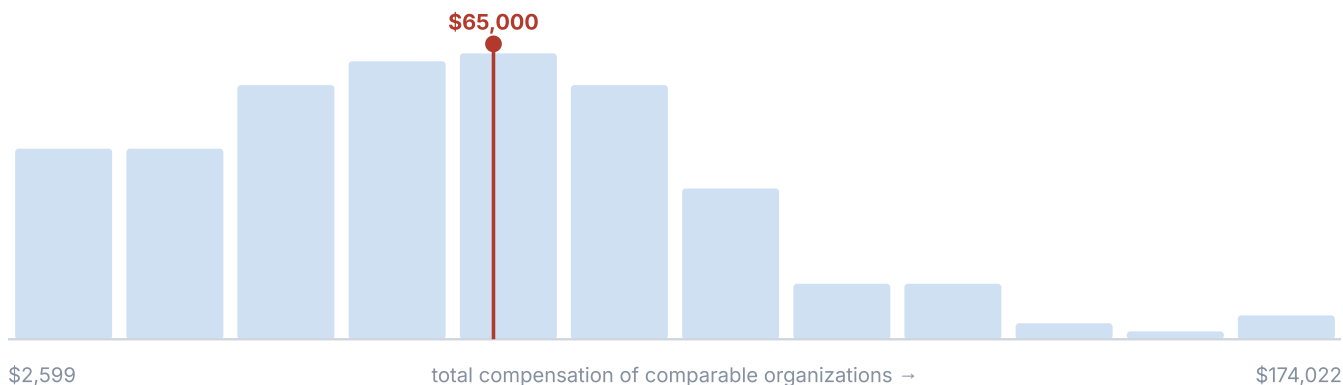
**Benchmarked executive:** Samantha Simpore — reported title “EXECUTIVE DIRECTOR”, a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (S20).
BUDGET	Total revenue between \$142,103 and \$318,142 — 0.67x to 1.50x the subject's \$212,095 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S20), nationwide + budget 0.67–1.5x revenue.

**222** organizations qualified on sector, size, and geography → **222** within the band form the benchmarked peer set.

## Distribution of comparable compensation



\$15,577	\$34,835	\$57,775	\$80,567	\$98,412	\$65,000
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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 VA 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="#">Willowbrook Inclusion Network</a>	CA	\$212,180	President/chairperson	\$85,000	<b>\$78,263</b>	2023
<a href="#">Uphams Corner Main Street Incorporated</a>	MA	\$211,661	Executive Director	\$102,217	<b>\$95,132</b>	2024
<a href="#">Westside Legends Inc</a>	MA	\$212,798	President	\$5,150	<b>\$4,793</b>	2024
<a href="#">Midwest Education And Community Outreach</a>	WI	\$214,069	President	\$44,000	<b>\$47,592</b>	2024
<a href="#">Haverhill Heritage Inc</a>	NH	\$214,079	Pres	\$31,000	<b>\$30,522</b>	2023
<a href="#">Rose Garden Community Development Corporation</a>	GA	\$210,003	Ceo	\$20,000	<b>\$21,443</b>	2023
<a href="#">Leadership Pasadena Inc</a>	CA	\$214,359	Board Member	\$39,700	<b>\$34,589</b>	2025
<a href="#">Allen Ame Neighborhood Preservation &amp; Developme</a>	NY	\$214,996	Executive Director	\$72,337	<b>\$69,698</b>	2023
<a href="#">Corporate Volunteer Council Of Atlanta</a>	GA	\$215,015	Executive Director	\$96,210	<b>\$100,190</b>	2024
<a href="#">Springboard Incubators Inc</a>	NY	\$208,632	President/ceo	\$10,640	<b>\$9,958</b>	2024
<a href="#">Bridgton Community Center</a>	ME	\$215,817	Executive Dir.	\$52,500	<b>\$54,446</b>	2024
<a href="#">Jackson Metro Sponsoring Committee-worki</a>	MS	\$208,127	Lead Organizer	\$110,175	<b>\$130,840</b>	2023
<a href="#">Discover Downtown Franklin Inc</a>	IN	\$207,997	Former Executive Director	\$37,798	<b>\$42,502</b>	2023
<a href="#">El-shaddai Refuge Homes Community Development Corporation</a>	NV	\$216,313	Director Of Childcare	\$11,388	<b>\$11,822</b>	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">The Rhode Island Organizing Project</a>	RI	\$216,804	Executive Director	\$82,439	<b>\$84,288</b>	2023
<a href="#">The Weatherford Square</a>	TX	\$217,135	Executive Di	\$104,022	<b>\$107,768</b>	2024
<a href="#">Blackjack Water Association Inc</a>	MS	\$217,820	Billing	\$15,800	<b>\$18,225</b>	2024
<a href="#">Providence Resilience Partnership Inc</a>	RI	\$206,200	Executive Director	\$130,000	<b>\$129,103</b>	2024
<a href="#">Mosaic Community Builders Inc</a>	GA	\$218,412	Director	\$48,000	<b>\$51,462</b>	2023
<a href="#">Logan County Tourism Bureau</a>	IL	\$218,666	Former Director	\$46,588	<b>\$47,436</b>	2024
<a href="#">Peak Literacy Inc</a>	FL	\$205,439	Executive Director	\$67,319	<b>\$65,498</b>	2024
<a href="#">The Camden Collective</a>	MN	\$205,418	Executive Director	\$60,238	<b>\$61,646</b>	2024
<a href="#">A Greater Good</a>	IN	\$204,813	President	\$35,366	<b>\$39,768</b>	2023
<a href="#">Savannah Waterfront Association</a>	GA	\$204,437	Executive Di	\$116,600	<b>\$125,010</b>	2023
<a href="#">Friends Of Panthertown Inc</a>	NC	\$204,230	Executive Di	\$53,869	<b>\$59,350</b>	2023

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

## ■ Sample, role match & sensitivity

PEER COUNT    **222** organizations. Compensation range \$2,599–\$174,022; filing years 2021–2025.

SIZE BASIS     Matched on total revenue (\$212,095); for reference, expenses \$212,015 and assets \$90,299.

<b>ROLE MATCH</b>	Samantha Simpore, reported title " <i>EXECUTIVE DIRECTOR</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
<b>RELATED-ORG PAY</b>	14 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
<b>OUTLIERS</b>	4 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	57 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	61 <sup>st</sup>
Reportable pay only (column D), adjusted	60 <sup>th</sup>
All sources (D + E + F), adjusted	53 <sup>rd</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 (Samantha Simpore) 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 222 similarly situated organizations (Same NTEE sector (S20), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$65,000 is reasonable (approximately the 57<sup>th</sup> 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.