

Dreamkey Partners Mortgage Inc

Executive Director / CEO

EIN 562256392

NC · NTEE L11

FY ending 2024-12-31

June 10, 2026

This analysis benchmarks the total compensation of **Ms Julie A Porter, Executive Director / CEO** (\$40,412) against **every comparable organization** that fit the selection criteria — **119** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the 71st percentile of comparable organizations

within the typical range

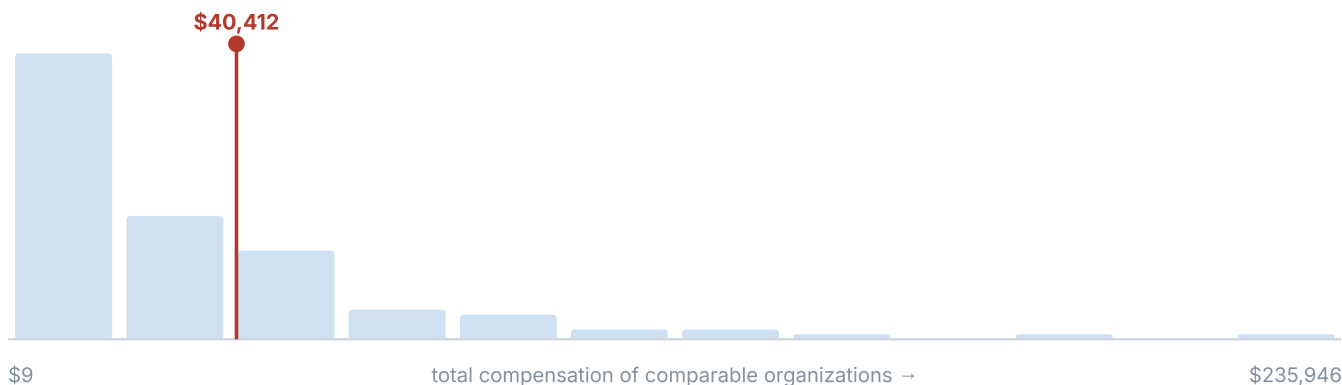
Benchmarked executive: Ms Julie A Porter — reported title "President", a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L11).
BUDGET	Total revenue between \$21,848 and \$48,915 — 0.67x to 1.50x the subject's \$32,610 (the band tightens as size grows).
GEOGRAPHY	Same NTEE major group (L), nationwide + budget 0.67–1.5x revenue.

119 organizations qualified on sector, size, and geography → **119** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$6,061	\$10,338	\$20,464	\$49,580	\$68,949	\$40,412
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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 NC 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
Bridge Impact Capital	CA	\$32,684	President	\$45,067	\$37,663	2024
Rotary Valley Inc	CA	\$32,377	Evp/cfo	\$120,262	\$100,503	2024
Miracleplace Pasco Initiative Inc	FL	\$32,864	Cfo	\$20,166	\$18,334	2024
Shenandoah Housing Corporation	VA	\$32,294	Vice President	\$21,899	\$20,464	2024
Sherman Oaks Services Corporation	CA	\$32,208	President	\$7,252	\$6,061	2024
Center For Housing Resources	TX	\$33,160	Executive Dir.	\$86,029	\$83,285	2024
Construction Specifications Institute	TN	\$33,260	Chief Executive Officer	\$56,581	\$57,560	2024
Lifetime Housing Development Corporation	NY	\$31,753	President & Ceo	\$19,027	\$16,640	2024
Neighborhood Housing Services Of	PA	\$33,483	Ceo, Assistant Treasurer	\$25,763	\$24,865	2024
Fswp-gl V Inc	PA	\$33,611	Ceo	\$28,093	\$27,914	2023
Somersworth Community Development	NH	\$33,722	Member	\$10	\$9	2024
Mp St Matthew Inc	CA	\$31,437	Cfo / Assistant Secretary	\$77,467	\$64,739	2024
Pch Homes Inc	NJ	\$33,783	Executive Director	\$37,693	\$33,532	2023
Ashmore Homes Inc	MD	\$31,435	Chair	\$7,418	\$6,910	2023
Independence Iv Inc	NJ	\$31,417	President	\$59,141	\$51,103	2024
Alaw Ogden Gardens Inc	PA	\$33,948	Director Of Construction	\$13,787	\$13,699	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Hba Charitable & Educational	MI	\$34,044	Executive Officer	\$7,030	\$7,023	2024
Gbc Inc	OR	\$34,164	President	\$2,750	\$2,472	2024
Friendship Senior Options Foundation Nfp	IL	\$34,533	Ceo	\$24,360	\$23,178	2024
Partnership Housing Inc	CA	\$34,591	Chief Executive Officer	\$12,105	\$10,415	2023
Southwest Neighborhood Housing Corp	CO	\$34,711	Executive Director	\$8,935	\$8,292	2024
West Texas Non-profit Developments	TX	\$30,450	Director	\$14,942	\$14,892	2023
Mosaic Housing Corp Viii	NE	\$35,443	President	\$26,896	\$27,997	2024
Creative Housing Inc Ix	OH	\$35,583	President	\$9,011	\$9,237	2024
Fellowship Realty Corp Of Massachusetts Inc	RI	\$35,635	President	\$45,988	\$43,937	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to NC 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 NC 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	119 organizations. Compensation range \$9–\$235,946; filing years 2023–2024.
SIZE BASIS	Matched on total revenue (\$32,610); for reference, expenses \$14,753 and assets \$1,708,577. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Ms Julie A Porter, reported title <i>"President"</i> , benchmarked as Executive Director / CEO. The title maps directly to this role.

RELATED-ORG PAY 99 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

OUTLIERS 5 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	71 st
Total compensation (D + F), as reported (no adjustments)	68 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	83 rd

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 (Ms Julie A Porter) 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 10, 2026, comparing compensation against 119 similarly situated organizations (Same NTEE major group (L), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$40,412 is reasonable (approximately the 71st 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 10, 2026.