

# Sabana Grande Community And Economic Development

Executive Director / CEO

EIN 660744022  
 PR · NTEE S20  
 FY ending 2023-12-31  
**June 9, 2026**

This analysis benchmarks the total compensation of **Jose Pietri, Executive Director / CEO** (\$66,800) against **every comparable organization** that fit the selection criteria — **318** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **46<sup>th</sup>** percentile of comparable organizations within the typical range

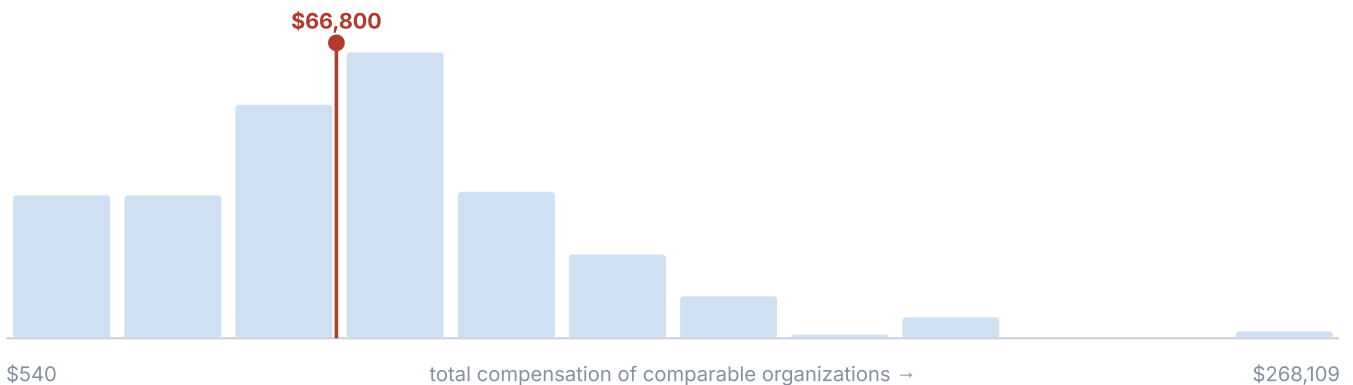
**Benchmarked executive:** Jose Pietri — reported title "President", a **direct title match** to the Executive Director / CEO role.

## How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (S20).
BUDGET	Total revenue between \$299,738 and \$671,056 — 0.67x to 1.50x the subject's \$447,371 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (S20), nationwide + budget 0.67–1.5x revenue.

**318** organizations qualified on sector, size, and geography → **318** within the band form the benchmarked peer set.

## Distribution of comparable compensation



<b>\$18,398</b> 10TH	<b>\$45,010</b> 25TH	<b>\$68,368</b> MEDIAN	<b>\$94,590</b> 75TH	<b>\$120,839</b> 90TH	<b>\$66,800</b> THIS ORG · 46TH
-------------------------	-------------------------	---------------------------	-------------------------	--------------------------	------------------------------------



## ■ 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); the reported amount is on each linked 990.

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">Madison Ave - Crossroads Community</a>	NJ	\$446,823	Executive Di	\$97,183	<b>\$94,395</b>	2024
<a href="#">Neighborhood Conservation Services</a>	OH	\$446,181	Exec Dir	\$59,246	<b>\$59,246</b>	2023
<a href="#">Staten Island Immigrant Center</a>	NY	\$445,062	Executive Director	\$66,167	<b>\$64,269</b>	2024
<a href="#">Integrative Communities Inc</a>	CA	\$449,798	—	\$72,572	<b>\$70,490</b>	2024
<a href="#">Catholic Community Relations</a>	NY	\$450,000	Executive Director	\$276,028	<b>\$268,109</b>	2024
<a href="#">Fw4k Enterprise Inc</a>	FL	\$452,226	Executive Director	\$72,000	<b>\$69,934</b>	2024
<a href="#">360 Detroit Inc</a>	MI	\$442,089	President	\$70,004	<b>\$67,996</b>	2024
<a href="#">West Virginia Land Stewardship</a>	WV	\$442,083	Executive Director	\$50,000	<b>\$50,000</b>	2023
<a href="#">Next Step Learning Center Inc</a>	CA	\$453,357	Board President	\$150,000	<b>\$145,697</b>	2024
<a href="#">Woodhaven District Management</a>	NY	\$454,160	Executive Dir.	\$65,772	<b>\$63,885</b>	2024
<a href="#">Navigating From Good To Great Foundation</a>	SC	\$454,288	Ceo	\$20,683	<b>\$20,090</b>	2024
<a href="#">Yamhill Enrichment Society</a>	OR	\$439,415	Secretary	\$14,850	<b>\$14,850</b>	2023
<a href="#">Lumber City Development Corporation</a>	NY	\$439,247	Executive Director	\$14,400	<b>\$13,987</b>	2024
<a href="#">The 516 Project Inc</a>	VA	\$456,330	President	\$76,650	<b>\$74,451</b>	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
<a href="#">San Ysidro Improvement Corporation</a>	CA	\$456,534	Executive Director	\$115,074	<b>\$115,074</b>	2023
<a href="#">Wellfleet Preservation Hall Inc</a>	MA	\$456,639	Executive Di	\$92,000	<b>\$89,361</b>	2024
<a href="#">Conway Downtown Alive Inc</a>	SC	\$457,137	Executive Director	\$73,363	<b>\$71,258</b>	2024
<a href="#">100 Black Men Greater Mobile Inc</a>	AL	\$458,808	Executive Director	\$50,995	<b>\$49,532</b>	2024
<a href="#">Community Main Street Inc</a>	IA	\$435,786	Executive Director	\$58,601	<b>\$56,920</b>	2024
<a href="#">Pointhope Inc</a>	WA	\$435,733	Executive Director	\$47,833	<b>\$47,833</b>	2023
<a href="#">Riverfront Plaza Garage Management</a>	NJ	\$459,223	President	\$33,427	<b>\$33,427</b>	2023
<a href="#">Neighborhood Engagement Hub</a>	MI	\$460,324	Executive Director	\$77,599	<b>\$75,373</b>	2024
<a href="#">Opal</a>	OR	\$434,343	Co-executive Director	\$115,981	<b>\$115,981</b>	2023
<a href="#">Downtown Mansfield Inc</a>	OH	\$433,938	Executive Di	\$67,784	<b>\$67,784</b>	2023
<a href="#">Community Chest Of Knox Co Inc</a>	TN	\$461,949	President	\$6,000	<b>\$5,828</b>	2024

**Comp (reported)** is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to PR cost of living and 2023 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. 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 **318** organizations. Compensation range \$540–\$268,109; filing years 2021–2025.

SIZE BASIS	Matched on total revenue (\$447,371); for reference, expenses \$429,160 and assets \$63,505.
ROLE MATCH	Jose Pietri, reported title " <i>President</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	20 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	46 <sup>th</sup>
Total compensation (D + F), as reported (no adjustments)	44 <sup>th</sup>
Reportable pay only (column D), adjusted	48 <sup>th</sup>
All sources (D + E + F), adjusted	42 <sup>nd</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 (Jose Pietri) 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 318 similarly situated organizations (Same NTEE sector (S20), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$66,800 is reasonable (approximately the 46<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.