

Seagoville Senior Citizens Home Inc

Executive Director / CEO

EIN 752708892
 TX · NTEE Z99Z
 FY ending 2024-12-31
June 9, 2026

This analysis benchmarks the total compensation of **Brandie Hunsaker, Executive Director / CEO** (\$29,238) against **every comparable organization** that fit the selection criteria — **52** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **54th** percentile of comparable organizations within the typical range

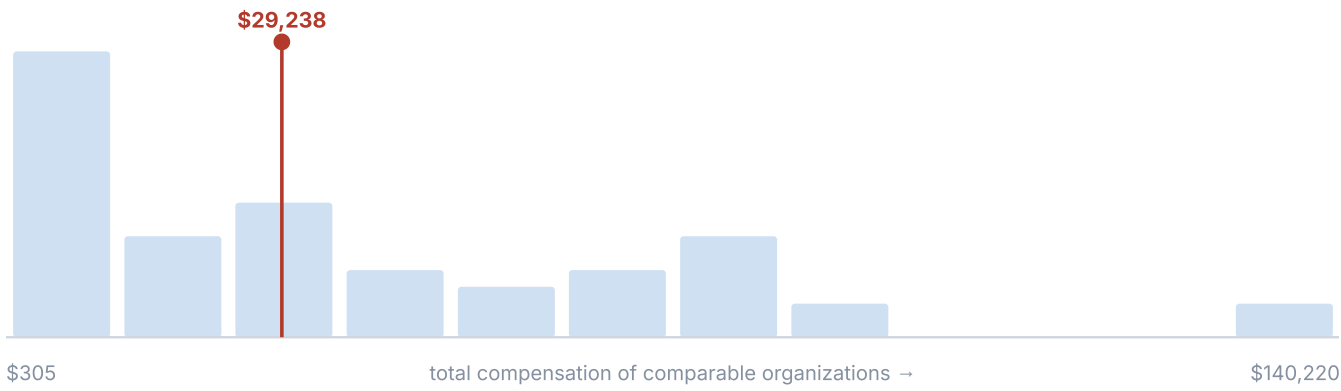
Benchmarked executive: Brandie Hunsaker — reported title “SECRETARY”, selected as the organization's **highest-paid individual** — no exact title match, so confirm this is a comparable role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (Z99Z).
BUDGET	Total revenue between \$62,733 and \$140,448 — 0.67x to 1.50x the subject's \$93,632 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (Z99), nationwide + budget 0.67–1.5x revenue.

52 organizations qualified on sector, size, and geography → **52** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$3,917	\$9,483	\$25,924	\$59,270	\$78,936	\$29,238
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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 TX 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
Whit Davis Memorial Center Inc	AR	\$92,958	Executive Director	\$21,642	\$25,037	2023
Liberty Place Inc	KS	\$95,020	Exec Directo	\$5,992	\$6,471	2024
Dauphin Island Foundation	AL	\$91,410	Assistant Sec.&trea.	\$14,560	\$15,320	2025
Boardwalk Estates Inc	KS	\$95,991	Exec Directo	\$5,992	\$6,471	2024
Donnie Moore Ministries Inc	CA	\$90,842	President	\$15,000	\$13,331	2023
Astoria Senior Center	OR	\$89,820	Executive Director	\$52,354	\$48,604	2024
Hebrew Free Loan Of New Jersey Inc	NJ	\$89,472	Assistant Treasurer	\$34,638	\$31,830	2023
The Griefcare Place Inc	OH	\$97,816	Executive Di	\$4,248	\$4,498	2024
Unfettered Mind	CA	\$87,014	Executive Director	\$41,161	\$35,532	2024
The Tracking Project Inc	NM	\$102,612	President	\$53,500	\$57,524	2024
Mennonite Bethesda Society Endowment Foundation Inc	KS	\$82,800	Ceo/treas/sec	\$11,483	\$12,402	2024
Sjfb Foundation For Agricultural	CA	\$104,648	Executive Director	\$10,482	\$9,316	2023
Eastern Morrison County 4 Wheeler Club Inc	MN	\$82,610	Pres.	\$500	\$494	2024
1010 Development Corporation	CA	\$107,993	President & Ceo	\$150,000	\$129,485	2024
Hospitality Maine Education	ME	\$79,145	Secretary	\$18,774	\$18,793	2024
Columbia Arms Inc	NJ	\$109,494	Chairman	\$66,600	\$59,445	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Burbank Philharmonic Orchestra	CA	\$77,408	Conductor & Music Director	\$11,050	\$9,539	2024
Pathfinder Plaza Inc	AR	\$76,877	Executive Director	\$21,642	\$25,037	2023
Politics & Society Inc	NC	\$76,484	Secretary	\$36,621	\$36,852	2025
Jason Motte Foundation Inc	AZ	\$75,988	Secretary	\$35,000	\$33,650	2024
Elk City High School Alumni Foundation	OK	\$75,574	Trustee/ Treas	\$6,650	\$7,320	2024
The Swedish Finn Historical Society	WA	\$73,835	Executive Director	\$102,041	\$91,330	2024
The Edward C Smith Civic Center Of	NC	\$113,465	Executive Director	\$70,000	\$70,443	2025
Twin Falls School District 411	ID	\$113,885	Executive Di	\$40,000	\$42,538	2024
Shdc No 1 Inc	HI	\$114,788	Exec. Director/asst. Secretary	\$12,721	\$11,722	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to TX 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 TX 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 52 organizations. Compensation range \$305–\$140,220; filing years 2022–2025.

SIZE BASIS Matched on total revenue (\$93,632); for reference, expenses \$99,924 and assets \$95,946.

ROLE MATCH Brandie Hunsaker, reported title "*SECRETARY*", benchmarked as Executive Director / CEO. **Selected as the organization's highest-paid individual without an exact title match — the board should confirm this is a comparable role.**

RELATED-ORG PAY 16 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	54 th
Total compensation (D + F), as reported (no adjustments)	52 nd
Reportable pay only (column D), adjusted	62 nd
All sources (D + E + F), adjusted	31 st

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 (Brandie Hunsaker) 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 52 similarly situated organizations (Same NTEE sector (Z99), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$29,238 is reasonable (approximately the 54th 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.