

Keep Colorado Springs Beautiful Inc

Executive Director / CEO

EIN 841173852

CO · NTEE C500

FY ending 2025-07-31

June 9, 2026

This analysis benchmarks the total compensation of **Deborah Cunningham, Executive Director / CEO** (\$62,875) against **every comparable organization** that fit the selection criteria — **25** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **56th** percentile of comparable organizations within the typical range

Benchmarked executive: Deborah Cunningham — 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 (C500).

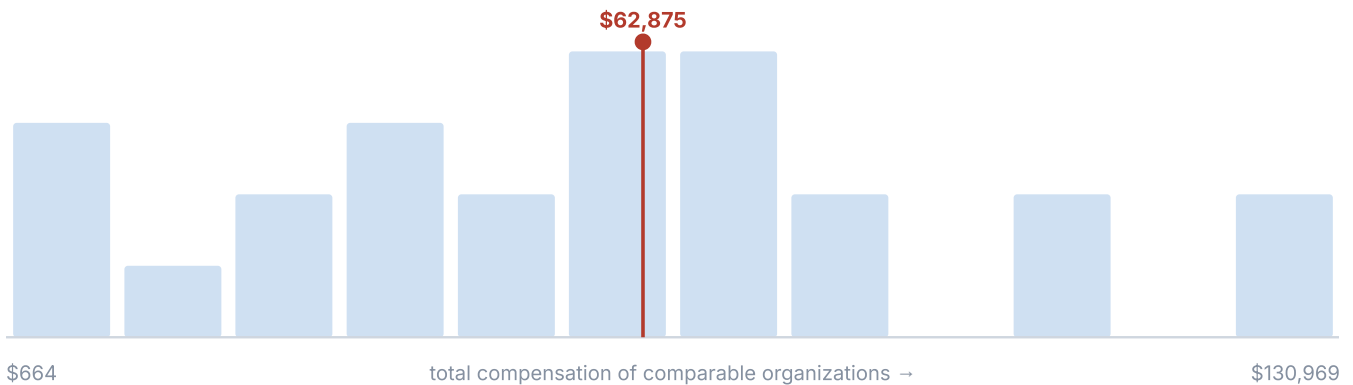
BUDGET Total revenue between \$116,279 and \$260,326 — 0.67x to 1.50x the subject's \$173,551 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (C50), nationwide + budget 0.67–1.5x revenue.

25 organizations qualified on sector, size, and geography

→ **25** within the band form the benchmarked peer set.

Distribution of comparable compensation



| | | | | | |
|----------|----------|----------|----------|-----------|----------|
| \$11,547 | \$35,985 | \$59,495 | \$73,121 | \$103,857 | \$62,875 |
|----------|----------|----------|----------|-----------|----------|



● 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 CO 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 |
|---|-------|-----------|--------------------------------------|-----------------|------------------|------|
| Delaware Greenways Inc | DE | \$174,120 | Executive Director | \$67,742 | \$71,005 | 2024 |
| Keep Polk County Beautiful Inc | FL | \$184,054 | Executive Director | \$66,619 | \$65,267 | 2025 |
| Uc Green Inc | PA | \$160,945 | Executive Di | \$70,309 | \$73,121 | 2025 |
| Memory Trees Corporation | FL | \$187,856 | Executive Director | \$11,000 | \$11,389 | 2023 |
| Narrow Ridge Center | TN | \$189,012 | Director | \$31,981 | \$35,985 | 2024 |
| Friends Of Pumpkinvine Nature Trail Inc | IN | \$154,111 | Board Member, Administrative Manager | \$24,000 | \$27,093 | 2024 |
| Clean Valley Council Inc | VA | \$194,336 | Executive Director | \$65,589 | \$66,045 | 2025 |
| Uptown Lexington Inc | NC | \$195,095 | President | \$600 | \$664 | 2024 |
| 3d Nature Technologies Inc | TX | \$200,000 | Vice President And Secretary | \$91,000 | \$100,322 | 2023 |
| Warrick Parks & Trails Foundation Inc | IN | \$200,387 | Executive Director | \$49,292 | \$57,289 | 2023 |
| Keep Rockland Beautiful Inc | NY | \$202,946 | Executive Director | \$61,506 | \$59,495 | 2024 |
| Dixie Fire Canopy Project | CA | \$209,783 | Executive Dir. | \$12,750 | \$11,785 | 2024 |
| Bucks Beautiful Inc | PA | \$212,217 | Executive Di | \$40,083 | \$42,790 | 2024 |
| Rail-trail Council Of Northeastern | PA | \$212,660 | Executive Director | \$26,088 | \$27,849 | 2024 |
| Keep Delaware Beautiful Inc | DE | \$132,075 | Executive Director | \$40,000 | \$43,165 | 2023 |

| ORGANIZATION | STATE | REVENUE | MATCHED TITLE | COMP (REPORTED) | COMP (ADJUSTED) | FY |
|---|-------|-----------|-------------------------|-----------------|------------------|------|
| The Treeline Conservancy | MI | \$217,730 | Executive Di | \$115,131 | \$130,967 | 2023 |
| Keep Etowah Beautiful Inc | AL | \$227,535 | Executive Di | \$44,500 | \$50,137 | 2025 |
| Keep The Midlands Beautiful | SC | \$233,516 | Executive Di | \$55,867 | \$62,390 | 2024 |
| Chandler Park Conservancy | MI | \$235,449 | Ceo | \$118,533 | \$130,969 | 2024 |
| Keep Jackson Beautiful | MS | \$238,983 | Executive Dir | \$3,200 | \$3,928 | 2023 |
| Scenic Pittsburgh | PA | \$240,966 | Executive Director | \$71,500 | \$78,582 | 2023 |
| Wyoming Pathways | WY | \$241,814 | Executive Director | \$90,000 | \$106,213 | 2023 |
| Keep Evansville Beautiful Inc | IN | \$242,493 | Past Executive Director | \$62,047 | \$70,044 | 2024 |
| Keep Virginia Beautiful | VA | \$245,919 | Executive Director | \$80,000 | \$82,688 | 2024 |
| Keep Alabama Beautiful | AL | \$256,170 | Executive Director | \$41,000 | \$47,416 | 2024 |

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to CO cost of living and 2025 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 CO 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 | 25 organizations. Compensation range \$664–\$130,969; filing years 2023–2025. |
| SIZE BASIS | Matched on total revenue (\$173,551); for reference, expenses \$196,459 and assets \$28,121. |
| ROLE MATCH | Deborah Cunningham, reported title <i>"Executive Director"</i> , benchmarked as Executive Director / CEO. The title maps directly to this role. |

OUTLIERS 2 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 | 56 th |
| Total compensation (D + F), as reported (no adjustments) | 60 th |
| Reportable pay only (column D), adjusted | 56 th |
| All sources (D + E + F), adjusted | 56 th |

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 (Deborah Cunningham) 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 25 similarly situated organizations (Same NTEE sector (C50), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$62,875 is reasonable (approximately the 56th 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.