

Bella Vida Forefront Living

Executive Director / CEO

EIN 872465887

TX · NTEE L22

FY ending 2024-12-31

June 9, 2026

This analysis benchmarks the total compensation of **Timothy Mallad, Executive Director / CEO** (\$59,739) against **every comparable organization** that fit the selection criteria — **210** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **78th** percentile of comparable organizations within the typical range

Benchmarked executive: Timothy Mallad — reported title “CHIEF EXECUTIVE OFFICER”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L22).
BUDGET	Total revenue between \$183,189 and \$410,125 — 0.67x to 1.50x the subject's \$273,417 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L22), nationwide + budget 0.67–1.5x revenue.

210 organizations qualified on sector, size, and geography → **210** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,906	\$19,823	\$37,121	\$58,810	\$82,191	\$59,739
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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
Summerside Woods Inc	OH	\$273,334	Chief Executive Officer	\$7,729	\$8,425	2023
The Army Retirement Residence Foundation	VA	\$271,300	Executive Director	\$114,167	\$110,199	2024
Snhs Raymond Elderly Housing Inc	NH	\$271,123	Treasurer	\$53,564	\$48,169	2025
Chippewa Lutheran Housing Corp	PA	\$270,824	Chief Executive Officer	\$39,302	\$40,338	2023
Appleway Court 202	WA	\$270,668	Ceo (Through	\$114,999	\$102,927	2024
Stevens Senior Housing Of Ludlow Inc	MA	\$276,929	Assistant Clerk	\$13,641	\$12,254	2024
Indian Rock Supportive Housing Inc	MA	\$268,885	President	\$37,386	\$32,719	2025
Network Housing '96 Inc	OH	\$278,359	Ceo (Exited 3.24.25)	\$30,598	\$32,398	2024
Dunn Family Senior Citizens Home Inc	MI	\$268,279	Assistant Secretary	\$69,471	\$69,835	2025
Bozeman Senior Housing Inc	MN	\$268,145	President/tr	\$68,006	\$65,445	2025
Cross Lanes Unity Apartments Inc	WV	\$279,009	President	\$53,483	\$57,890	2024
Spring Meadows li Senior Non-profit Housing	MI	\$279,312	Administrator	\$30,745	\$31,724	2024
Sparta Retirement Community Inc	MI	\$280,087	President & Ceo	\$31,878	\$33,865	2023
Bay Aging Apartments Colonial Beach Inc	VA	\$280,508	President	\$17,050	\$16,457	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Independent Living Horizons Nine Inc	GA	\$265,847	President/ceo	\$21,151	\$21,889	2023
Goodwin House Development Corporation	VA	\$281,848	Ghi Ceo	\$51,381	\$49,595	2024
Casa Del Pueblo Ii	AZ	\$264,158	President	\$12,660	\$12,172	2024
Richard Lieb Senior Apartments Inc	CA	\$283,023	Former Exec Dir	\$15,870	\$14,104	2023
Columbian Retirement Home Inc	CA	\$263,370	President/treasurer	\$8,000	\$7,110	2023
Janua Coeli Inc	FL	\$262,251	Vice President	\$30,960	\$29,075	2024
Laurelwood Senior Housing Corporation	TN	\$260,994	Director/president Of Hutsonwood	\$15,704	\$16,502	2024
New Richmond Senior Housing Inc	MN	\$286,056	President & Ceo	\$41,871	\$41,360	2024
Aster Inc	OR	\$286,149	Chair	\$6,799	\$6,312	2024
Meadow Road Housing Corporation Inc	NH	\$260,531	President	\$24,428	\$22,549	2024
Primrose Apartments Inc	PA	\$287,265	Ceo	\$18,725	\$18,667	2024

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 **210** organizations. Compensation range \$285–\$478,865; filing years 2022–2025.

SIZE BASIS	Matched on total revenue (\$273,417); for reference, expenses \$2,461,116 and assets \$36,325,003. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Timothy Mallad, reported title " <i>CHIEF EXECUTIVE OFFICER</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	175 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	14 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	78 th
Total compensation (D + F), as reported (no adjustments)	73 rd
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	97 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 (Timothy Mallad) 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 210 similarly situated organizations (Same NTEE sector (L22), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$59,739 is reasonable (approximately the 78th 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.