

Southlake Center Residential Inc

Executive Director / CEO

EIN 351821789

IN · NTEE F330

FY ending 2023-06-30

June 9, 2026

This analysis benchmarks the total compensation of **William Trowbridge, Executive Director / CEO** (\$63,183) against **every comparable organization** that fit the selection criteria — **28** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **89th** percentile of comparable organizations within the typical range

Benchmarked executive: William Trowbridge — reported title “EX-OFFICIO & REGIONAL CEO”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR Organizations sharing the subject's NTEE classification (F330).

BUDGET Total revenue between \$48,199 and \$107,908 — 0.67x to 1.50x the subject's \$71,939 (the band tightens as size grows).

GEOGRAPHY Same NTEE sector (F33), nationwide + budget 0.67–1.5x revenue.

28 organizations qualified on sector, size, and geography

→ **28** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$7,903

\$10,723

\$18,079

\$47,442

\$61,654

\$63,183



■ 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 IN 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
East Pittsburgh Commons Inc	PA	\$73,506	President & Ceo	\$5,667	\$5,205	2024
Westside Community Residence Inc	NY	\$70,315	Ceo	\$18,651	\$15,982	2023
Esperance Homes Inc	MD	\$67,788	President	\$20,272	\$17,972	2023
Richard Walz Apartments Inc	MO	\$67,135	President	\$7,395	\$7,028	2025
Dream Works Inc	NC	\$76,982	Executive Director	\$8,929	\$8,278	2025
Wetzel Homes Inc	MD	\$66,741	President	\$20,272	\$17,972	2023
New Strides Inc	NY	\$79,531	Executive Dir.	\$11,129	\$9,263	2024
Woolard Homes Inc	MD	\$82,272	President	\$20,272	\$17,972	2023
Castor Housing Development Corporation	PA	\$82,752	Director Of Construction	\$13,787	\$13,038	2023
Vesta Arundel Inc	MD	\$60,462	President	\$21,417	\$18,443	2024
Project Live Xiii Inc	NJ	\$59,819	Executive Director	\$11,844	\$9,740	2024
Caring Residential Services Iii Inc	NJ	\$58,960	Pres And Exec Director Ope	\$157,895	\$129,846	2024
Orchard Community Inc	CA	\$88,278	Ceo	\$42,385	\$33,710	2024
180 Recovery House	AL	\$88,295	Director	\$21,830	\$25,145	2021
Shdc No 7 Inc	HI	\$52,204	Exec Dir/asst. Secretary	\$12,721	\$10,800	2023
Project Share Vii Inc	NY	\$93,702	Executive Director	\$70,564	\$60,465	2023
Burrell Housing Options Corporation	MO	\$94,337	President And Ceo - Pfh	\$270,117	\$271,294	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Center South Housing Development	PA	\$48,315	Director Of Construction	\$13,787	\$13,038	2023
Valley Of The Sun School Properties Six	AZ	\$95,649	Board Member	\$19,940	\$18,185	2023
Richardville Apartments li Inc	IN	\$96,141	President	\$44,374	\$43,101	2024
Cla Homes I Corp	VA	\$98,070	Executive Director	\$3,855	\$3,340	2025
Ocl Properties lii West Inc	NY	\$98,287	Chief Financial Officer	\$73,290	\$60,999	2024
Watertower West Inc	IN	\$99,521	Ex-officio & Regional Ceo	\$63,183	\$63,183	2023
Spf-iroch	IL	\$99,742	President/ceo	\$30,975	\$28,877	2023
Lakeview Place Inc	FL	\$100,580	Board Chair	\$11,777	\$10,491	2023

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to IN 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. To compare fairly across regions and years, peer compensation is normalized to IN 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	28 organizations. Compensation range \$3,340–\$271,294; filing years 2021–2025.
SIZE BASIS	Matched on total revenue (\$71,939); for reference, expenses \$100,860 and assets \$298,207. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	William Trowbridge, reported title <i>"EX-OFFICIO & REGIONAL CEO"</i> , benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	25 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.

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	89 th
Total compensation (D + F), as reported (no adjustments)	75 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	79 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 (William Trowbridge) 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 28 similarly situated organizations (Same NTEE sector (F33), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$63,183 is reasonable (approximately the 89th 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.