

Central Park Senior Residences Inc

Executive Director / CEO

EIN 481212499

KS · NTEE L22

FY ending 2024-05-31

June 9, 2026

This analysis benchmarks the total compensation of **Byron Adrian, Executive Director / CEO** (\$2,639) against **every comparable organization** that fit the selection criteria — **176** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the 2nd percentile of comparable organizations

below the typical range for comparable organizations

Benchmarked executive: Byron Adrian — 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 (L22).
BUDGET	Total revenue between \$154,855 and \$346,692 — 0.67x to 1.50x the subject's \$231,128 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L22), nationwide + budget 0.67–1.5x revenue.

176 organizations qualified on sector, size, and geography → **176** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,177	\$17,285	\$32,520	\$54,454	\$78,298	\$2,639
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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 KS 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
St Joseph Community Land Trust	NV	\$229,318	Executive Dir.	\$98,462	\$94,055	2023
Beloit Assisted Living Inc	WI	\$233,461	President	\$13,019	\$12,585	2024
Chestnut Manor Association	WA	\$233,504	Secretary Treasurer	\$40,075	\$34,193	2023
Asi Freeport Senior Housing Inc	MN	\$227,228	President/tr	\$65,715	\$60,105	2024
Homes For Shippensburg Inc	MD	\$236,378	Vice President & Director	\$27,109	\$23,460	2024
Ebenezer Lakes Senior Housing	MN	\$225,186	President	\$77,189	\$72,685	2023
Cabell-huntington Unity Apts Inc	WV	\$224,685	President	\$53,483	\$53,602	2024
River Town Heights Inc	MN	\$224,666	President And Ceo	\$41,871	\$38,297	2024
Presbyterian Home Quitman Retirement	GA	\$238,240	President/ceo	\$54,562	\$50,782	2024
O'bannon Terrace Of Goshen Inc	OH	\$238,262	Chief Executive Officer	\$7,729	\$7,801	2023
Alloway Housing Development	NY	\$239,066	Director And President	\$3,026	\$2,531	2024
Franklin Senior Housing	MN	\$223,134	Executive Vp Of Commonbond Housing	\$18,918	\$17,814	2023
Garden Way Housing Inc	PA	\$222,506	Ceo	\$18,725	\$17,285	2024
Aaa Elderly Housing - Brett H Bradshaw	AR	\$222,250	Executive Director	\$12,818	\$13,731	2023

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Clark County Supportive Housinginc	MN	\$221,935	President/tr	\$68,006	\$60,597	2025
United Methodist Senior Services Of	MS	\$221,759	President/ceo	\$161,976	\$166,986	2024
Owatonna Senior Housing Inc	MN	\$221,450	President/tr	\$68,006	\$60,597	2025
201 Thurbers Inc	RI	\$221,295	Executive Director	\$10,257	\$9,373	2023
Monterey Road Supportive Housing Corp	CA	\$221,237	President	\$39,896	\$31,888	2024
Sepp Rural Elderly Housing Inc	NY	\$242,040	Executive Director	\$21,973	\$18,379	2024
Catholic Eldercare At St Hedwig's	MN	\$242,381	President/ceo	\$33,545	\$30,681	2024
Jamestown Lutheran Housing Corporation	PA	\$219,092	Chief Executive Officer	\$39,302	\$37,350	2023
Aaa Elderly Housing - Heritage Villa Of	AR	\$243,182	Executive Director	\$12,818	\$13,731	2023
Renewal House Inc	CT	\$243,316	Executive Di	\$61,214	\$53,127	2024
Edgecomb Woods	ME	\$243,350	Interim President And Ceo	\$47,322	\$43,862	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to KS 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 KS 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	176 organizations. Compensation range \$264–\$443,393; filing years 2022–2025.
SIZE BASIS	Matched on total revenue (\$231,128); for reference, expenses \$271,325 and assets \$716,096.
ROLE MATCH	Byron Adrian, reported title "PRESIDENT", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	149 peers report related-organization compensation (column E), which the D + F benchmark does not fully capture; review where material.
OUTLIERS	13 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	2 nd
Total compensation (D + F), as reported (no adjustments)	2 nd
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	24 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 (Byron Adrian) 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 176 similarly situated organizations (Same NTEE sector (L22), nationwide + budget 0.67–1.5× revenue).
3. The authorized body determined that total compensation of \$2,639 is reasonable (approximately the 2nd 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.