

Livingston Manor Senior Apartments Inc

Executive Director / CEO

EIN 510443232
 PA · NTEE L210
 FY ending 2024-06-30
 June 9, 2026

This analysis benchmarks the total compensation of **Brad Fatzinger, Executive Director / CEO** (\$30,792) against **every comparable organization** that fit the selection criteria — **186** in total — drawn systematically from IRS Form 990 filings, not a hand-picked subset.

Compensation sits at approximately the **41st** percentile of comparable organizations

within the typical range

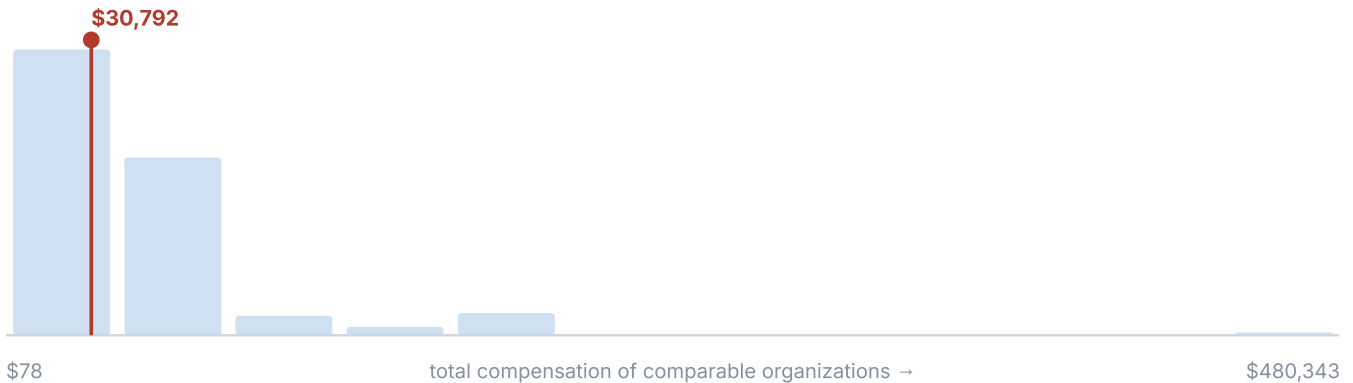
Benchmarked executive: Brad Fatzinger — reported title “PRESIDENT”, a **direct title match** to the Executive Director / CEO role.

How comparable organizations were selected

SECTOR	Organizations sharing the subject's NTEE classification (L210).
BUDGET	Total revenue between \$232,841 and \$521,287 — 0.67x to 1.50x the subject's \$347,525 (the band tightens as size grows).
GEOGRAPHY	Same NTEE sector (L21), nationwide + budget 0.67–1.5x revenue.

186 organizations qualified on sector, size, and geography → **186** within the band form the benchmarked peer set.

Distribution of comparable compensation



\$9,000	\$21,305	\$37,604	\$53,777	\$79,893	\$30,792
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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 PA 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
58-60 Manhattan Avenue Housing	NY	\$347,565	Vice President	\$4,935	\$4,357	2025
Sartell Senior Housing Inc	MN	\$347,322	President/tr	\$68,006	\$65,647	2025
Voa Durham Maple Court Inc	MD	\$347,046	Ceo/president Ex-officio	\$83,672	\$78,443	2024
Community Living Of North Central	KS	\$348,450	Board Member And President	\$18,379	\$20,499	2023
Catholic Housing Corporation Of St Clair	PA	\$346,420	Chief Executive Officer	\$30,655	\$30,655	2024
Vicksburg Voa Elderly Housing Inc	VA	\$349,422	President	\$183,373	\$172,969	2025
Bristol Bay Housing Development	AK	\$344,952	Executive Dir.	\$28,730	\$27,544	2024
The Salvation Army Missoula Residences Inc	CA	\$350,630	President	\$32,694	\$29,146	2023
Drachma Housing Inc	CA	\$344,278	Ceo	\$47,732	\$42,552	2023
Snhs Northwood Elderly Housing Inc	NH	\$350,783	Treasurer	\$53,564	\$48,318	2025
Montello Welcome Home Inc	MA	\$351,068	President & Ceo	\$42,027	\$38,989	2023
National Church Residences Of Anderson	OH	\$351,675	President	\$48,755	\$50,447	2025
Mackenzie Place 202	MO	\$353,648	President/ceo	\$41,197	\$43,755	2024
Gold Camp Housing Partners	CO	\$354,204	Executive Director	\$18,751	\$18,030	2024

ORGANIZATION	STATE	REVENUE	MATCHED TITLE	COMP (REPORTED)	COMP (ADJUSTED)	FY
Quinnipiac Valley Community	CT	\$340,184	Acting President	\$7,376	\$7,140	2023
Savannah Gardens Senior Residences Inc	CO	\$339,863	President	\$13,716	\$13,188	2024
Intercommunity Housing Ferndale	CO	\$356,132	President/director	\$43,633	\$41,955	2024
Mccreary Apartments Inc	KY	\$356,346	Manager	\$84,915	\$91,483	2024
Central Valley Senior Housing	CA	\$357,980	President	\$43,669	\$38,930	2023
Vip West 184th Street Hdrc	NY	\$336,879	President/ceo	\$50,896	\$47,481	2023
United Church Residences Of Olean	OH	\$358,535	Treasurer	\$34,230	\$37,429	2023
The Salvation Army Colorado Springs Residences ll	CA	\$358,927	President	\$32,694	\$29,146	2023
Slippery Rock Presbyterian Senior	PA	\$359,375	Director And President	\$37,604	\$37,604	2024
Southern Hills Senior Residences Inc	KS	\$334,841	President	\$2,639	\$2,859	2024
Mend I Inc	NJ	\$334,687	President/ceo	\$18,012	\$16,126	2024

Comp (reported) is the figure on each organization's Form 990 (columns D + F); **Comp (adjusted)** normalizes it to PA 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 PA 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	186 organizations. Compensation range \$78–\$480,343; filing years 2023–2025.
SIZE BASIS	Matched on total revenue (\$347,525); for reference, expenses \$548,012 and assets \$2,072,331. Revenue and expenses diverge this year — revenue may misrepresent operating size; weigh the expense-based view.
ROLE MATCH	Brad Fatzinger, reported title " <i>PRESIDENT</i> ", benchmarked as Executive Director / CEO. The title maps directly to this role.
RELATED-ORG PAY	154 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	41 st
Total compensation (D + F), as reported (no adjustments)	39 th
Reportable pay only (column D), adjusted	0 th
All sources (D + E + F), adjusted	28 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 (Brad Fatzinger) 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 186 similarly situated organizations (Same NTEE sector (L21), nationwide + budget 0.67–1.5× revenue).

3. The authorized body determined that total compensation of \$30,792 is reasonable (approximately the 41st 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.