



Maintenance Aging Report - Arkansas - South

Regional maintenance aging report for Arkansas - South, listing all hotel items at 14+ days with critical maintenance items first.

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HOTELS IN
REGION

7

From the contact
workbook

14+ DAY ITEMS

11

Current regional
aging bucket

CRITICAL ITEMS

3

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

36

Days old in this
region

Executive Summary

Arkansas - South currently has **11** maintenance item(s) at **14+ days** across **5** hotel(s). Critical items are listed first inside each hotel. Leading critical categories in this region are **water (2), ptac/hvac (1)**.

Regional Leadership

- **Regional Manager:** Shannon Conway
- **Regional Maintenance:** Benis Blanco

What Needs Attention Now

- **Benton - South** has 4 item(s) at 14+ days, oldest at 25 day(s), with 2 critical.
- **Little Rock - Chenal** has 1 item(s) at 14+ days, oldest at 19 day(s), with 1 critical.
- **Little Rock - University** has 3 item(s) at 14+ days, oldest at 19 day(s), with 0 critical.
- **Little Rock - Breckenridge** has 2 item(s) at 14+ days, oldest at 21 day(s), with 0 critical.
- **Benton - Thirty** has 1 item(s) at 14+ days, oldest at 36 day(s), with 0 critical.

14+ Day Items by Hotel

Benton - South

AR - BS · 4 item(s), oldest 25 day(s), 2 critical

- **CRITICAL** **20543-1** · 14 day(s) old · created 05/05/2026
Manager Residence - Roof over back deck was sealed last week, still leaking
Priority: Normal · Category: water
 - **CRITICAL** **20545-1** · 14 day(s) old · created 05/05/2026
136 - Heat part on the PTAC is not getting hot even on the highest
Priority: Normal · Category: ptac/hvac
 - **STANDARD** **20206-1** · 25 day(s) old · created 04/24/2026
5 metal signs need put on posts and mounted in the ground (I have the signs LLC 2 Designated Dog Area signs need put up in the following Areas: 1 - small dog park area between rooms 136 & 137 1 by the big tree in the field beside room 160 2 No Poop & Pee Zones: 1 - Grassy area by Room 170 1 - Grassy area by sidewalk in front of gate between manager house and Room 141 1 SLOW Children at Play sign By Tree in gravel area in center of property between Laundromat, Manager Office, and Rooms 131 - 138
Priority: Low · Category: general
 - **STANDARD** **20207-1** · 25 day(s) old · created 04/24/2026
Office & Manager Residence - Gutter needs cleaned out and down spout
Priority: Low · Category: general
-

Benton - Military

AR - BM · No items in this aging bucket.

None in this aging bucket.

Benton - Thirty

AR - BT · 1 item(s), oldest 36 day(s), 0 critical

- **STANDARD** **19794-1** · 36 day(s) old · created 04/13/2026
Carport needs to be pressure washed to get the cob webs and dirty off, might better.
Priority: Normal · Category: general
-

Little Rock - Otter

AR - LRO · No items in this aging bucket.

None in this aging bucket.

Little Rock - University

AR - LRU · 3 item(s), oldest 19 day(s), 0 critical

- **STANDARD** **20421-1** · 19 day(s) old · created 04/30/2026
Side gate by 1000 building (right side if youre front side facing 1000 building)

missing boards, cant latch from both sides due to the updated attempts to fix)

Priority: Normal · Category: general

- **STANDARD** **20422-1** · 19 day(s) old · created 04/30/2026

whole property needs to be pressure washed

Priority: Normal · Category: general

- **STANDARD** **20424-1** · 19 day(s) old · created 04/30/2026

parking lot needs redone - entire parking lot needs relined - several pot holes throughout parking lot (backside of 1000 building , front corner of 2000 building, backside of 3000 building, drive through lane leading to from frontside of 3000 building to backside 3000 building closet to roadway

Priority: Normal · Category: general

Little Rock - Breckenridge

AR - LRB · 2 item(s), oldest 21 day(s), 0 critical

- **STANDARD** **20300-1** · 21 day(s) old · created 04/28/2026

need sound barriers for fire alarms.

Priority: Normal · Category: general

- **URGENT** **20388-1** · 19 day(s) old · created 04/30/2026

Manager door needs new door knob.

Priority: Urgent · Category: general

Little Rock - Chenal

AR - LRC · 1 item(s), oldest 19 day(s), 1 critical

- **CRITICAL** **20387-1** · 19 day(s) old · created 04/30/2026

Room 133 Light in Bathroom does not work Hole behind the toilet needs patched up
Toilet rocks back and forth

Priority: Normal · Category: water

Recommended Actions

- Clear critical water, electric, PTAC, and HVAC items first before routine backlog work.
- Force same-day ownership on any hotel carrying multiple critical aged items.
- Use this region-specific view to push daily follow-up by hotel until all 14+ day items are closed.