



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

26

Current regional
aging bucket

CRITICAL ITEMS

6

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

52

Days old in this
region

Executive Summary

Arkansas - South currently has **26** 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 (4)**, **ptac/hvac (2)**.

Regional Leadership

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

What Needs Attention Now

- **Little Rock - Otter** has 8 item(s) at 14+ days, oldest at 40 day(s), with 5 critical.
- **Little Rock - Chenal** has 3 item(s) at 14+ days, oldest at 32 day(s), with 1 critical.
- **Little Rock - University** has 11 item(s) at 14+ days, oldest at 52 day(s), with 0 critical.
- **Benton - Thirty** has 3 item(s) at 14+ days, oldest at 37 day(s), with 0 critical.
- **Benton - South** has 1 item(s) at 14+ days, oldest at 19 day(s), with 0 critical.

14+ Day Items by Hotel

Benton - South

AR - BS · 1 item(s), oldest 19 day(s), 0 critical

- **STANDARD** **22243-1** · 19 day(s) old · created 06/22/2026
Roof damage at corner of building 115 by room 141 from falling tree limbs - LLC
Priority: Normal · Category: general
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Benton - Military

AR - BM · No items in this aging bucket.

None in this aging bucket.

Benton - Thirty

AR - BT · 3 item(s), oldest 37 day(s), 0 critical

- **STANDARD** **21573-1** · 37 day(s) old · created 06/04/2026
Need to Request Quote from Bud regarding the bridge between the two Quote to repair. Quote to remove.
Priority: Normal · Category: general
 - **STANDARD** **21575-1** · 37 day(s) old · created 06/04/2026
Building 2 stair landing repair, corner has broken off. Doyle
Priority: Normal · Category: general
 - **STANDARD** **21576-1** · 37 day(s) old · created 06/04/2026
Storage door needs a pull handle since the door handle/lock was removed.
Priority: Normal · Category: general
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Little Rock - Otter

AR - LRO · 8 item(s), oldest 40 day(s), 5 critical

- **CRITICAL** **21453-1** · 40 day(s) old · created 06/01/2026
The ptac in room 246 is out of order and not turning on
Priority: Urgent · Category: ptac/hvac
- **CRITICAL** **21741-1** · 32 day(s) old · created 06/09/2026
Water leaking into the lobby from the floor or wall
Priority: Urgent · Category: water
- **CRITICAL** **21760-1** · 31 day(s) old · created 06/10/2026
Room 116 ptac
Priority: Normal · Category: ptac/hvac
- **CRITICAL** **22379-1** · 16 day(s) old · created 06/25/2026
AC in room 252 is leaking inside and producing excessive condensation/ only prefers not to move as the husband is not in condition to move.
Priority: Normal · Category: water
- **CRITICAL** **22390-1** · 16 day(s) old · created 06/25/2026
Room 127/ Water in bathroom ceiling light fixture
Priority: Urgent · Category: water

- **STANDARD 21455-1** · 40 day(s) old · created 06/01/2026
Guest in 138 says ac isn't blowing cold air
Priority: Normal · Category: general
- **STANDARD 21832-1** · 30 day(s) old · created 06/11/2026
Door locked needs to be replaced its jammed. room 239
Priority: Normal · Category: general
- **URGENT 21927-1** · 29 day(s) old · created 06/12/2026
Room 204 door lock is ooo
Priority: Urgent · Category: general

Little Rock - University

AR - LRU · 11 item(s), oldest 52 day(s), 0 critical

- **STANDARD 21067-1** · 52 day(s) old · created 05/20/2026
several of our bulbs are out on our big joe eagle sign on the front entrance of
Priority: Normal · Category: general
- **STANDARD 21492-1** · 39 day(s) old · created 06/02/2026
Touch up paint on Exterior of building, especially back of 3000 bldg, between
Priority: Normal · Category: general
- **STANDARD 21961-1** · 26 day(s) old · created 06/15/2026
camera installed in upstairs hallway
Priority: Normal · Category: general
- **STANDARD 22031-1** · 24 day(s) old · created 06/17/2026
room 3124 needs cable box replaced
Priority: Normal · Category: general
- **STANDARD 22036-1** · 24 day(s) old · created 06/17/2026
exterior doors need to be repainted
Priority: Normal · Category: general
- **STANDARD 22042-1** · 24 day(s) old · created 06/17/2026
weeds throughout property and flowerbeds needs removed
Priority: Normal · Category: general
- **STANDARD 22046-1** · 24 day(s) old · created 06/17/2026
shrubs needs trimmed on property
Priority: Normal · Category: general
- **STANDARD 22047-1** · 24 day(s) old · created 06/17/2026
exterior stairway n 3000 building needs repainted (grey not white)
Priority: Normal · Category: general
- **STANDARD 22073-1** · 24 day(s) old · created 06/17/2026
front of exterior of 3000 building is cracking along the front bottom panels and
Priority: Normal · Category: general
- **STANDARD 22374-1** · 16 day(s) old · created 06/25/2026
rm needs mirror 3113
Priority: Normal · Category: general
- **STANDARD 22429-1** · 15 day(s) old · created 06/26/2026
room 3124 needs cable box replaced (setting appointment for mon 6/29/26
Priority: Normal · Category: general

Little Rock - Breckenridge

AR - LRB · No items in this aging bucket.

None in this aging bucket.

Little Rock - Chenal

AR - LRC · 3 item(s), oldest 32 day(s), 1 critical

- **CRITICAL** **21734-1** · 32 day(s) old · created 06/09/2026
Room 325 Benny Roof leaks above room 325 every time it rains into their room. the ceiling by the bed.
Priority: Normal · Category: water
- **STANDARD** **22415-1** · 15 day(s) old · created 06/26/2026
Room 240 Door at the bottom Squeaks when you open or close the door it needs to be lifted up some
Priority: Normal · Category: general
- **STANDARD** **22452-1** · 14 day(s) old · created 06/27/2026
Room 318 The window on the outside got broken
Priority: Normal · Category: general

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.