



Maintenance Aging Report - Executive Level

Executive maintenance aging report across all regions, limited to 30+ day items with critical maintenance items first.

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REGIONS WITH
30+ ITEMS

5

Regions carrying
executive
exceptions

30+ DAY ITEMS

19

Executive threshold
scope

CRITICAL ITEMS

8

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

92

Days old in
executive scope

Executive Summary

There are **19** maintenance item(s) at the **30+ day** executive threshold across **5** region(s). Critical maintenance items are surfaced first so leadership can isolate the highest operating risk before reviewing routine backlog.

What Needs Attention Now

- **Arkansas - South** has 5 item(s) at 30+ days, with 3 critical and oldest at 77 day(s).
- **Arkansas - North** has 2 item(s) at 30+ days, with 2 critical and oldest at 33 day(s).
- **Oklahoma - Tulsa** has 5 item(s) at 30+ days, with 1 critical and oldest at 92 day(s).
- **Oklahoma - OKC** has 4 item(s) at 30+ days, with 1 critical and oldest at 70 day(s).
- **Lousiana** has 3 item(s) at 30+ days, with 1 critical and oldest at 47 day(s).

Executive 30+ Day Items by Region

Arkansas - South

Benton - Military

AR - BM · 2 item(s), oldest 43 day(s), 2 critical

- **CRITICAL** **18321-1** · 43 day(s) old · created 03/09/2026
all gutters need straw/debris cleaned out and all downspouts and drain with
Priority: Normal · Category: water
 - **CRITICAL** **18806-1** · 31 day(s) old · created 03/21/2026
Internet and security wiring hanging between #143 & #144 needs to be pulled not hanging, also all wiring wrapped around Security Camera between #141 & #142 needs to be pulled and attached to building. Pictures taken an Aaron has asked that it be corrected.
Priority: Normal · Category: electric
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Benton - South

AR - BS · 2 item(s), oldest 43 day(s), 1 critical

- **CRITICAL** **18312-1** · 43 day(s) old · created 03/09/2026
Manager Residence - roof over back deck is still leaking
Priority: Normal · Category: water
 - **STANDARD** **18800-1** · 32 day(s) old · created 03/20/2026
Field needs mowed badly - grass is getting tall and this is where the guests
Priority: Normal · Category: general
-

Benton - Thirty

AR - BT · 1 item(s), oldest 77 day(s), 0 critical

- **STANDARD** **16992-1** · 77 day(s) old · created 02/03/2026
Update on 2-25-26 Sungpuma roofing & restoration (Juan P.) came by and Rain gutter in court yard by room 239 several feet ready to fall
Priority: Normal · Category: general
-

Arkansas - North

North Little Rock - Gray

AR - NLRG · 2 item(s), oldest 33 day(s), 2 critical

- **CRITICAL** **18704-1** · 33 day(s) old · created 03/19/2026
Room 452 Needs a PTAC
Priority: Normal · Category: ptac/hvac
 - **CRITICAL** **18709-1** · 33 day(s) old · created 03/19/2026
Room 543 needs a PTAC
Priority: Normal · Category: ptac/hvac
-

Oklahoma - Tulsa

Tulsa - Hilti

OK - OTH · 4 item(s), oldest 92 day(s), 1 critical

- **CRITICAL** **18147-1** · 47 day(s) old · created 03/05/2026
install the electric eagle suites sign

Priority: Normal · Category: electric

- **STANDARD** 16575-1 · 92 day(s) old · created 01/19/2026
ROOM 145

Priority: Normal · Category: general

- **STANDARD** 18665-1 · 34 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM

Priority: Normal · Category: general

- **STANDARD** 18685-1 · 34 day(s) old · created 03/18/2026
NEED TO PLACE THE QR CODE CARDS ON THE INSIDE OF ALL DOORS

Priority: Normal · Category: general

Tulsa - Memorial

OK - OTM · 1 item(s), oldest 35 day(s), 0 critical

- **STANDARD** 18605-1 · 35 day(s) old · created 03/17/2026
3209 stove does not work. need a new stove

Priority: Normal · Category: general

Oklahoma - OKC

OKC - Frontier

OK - OOF · 4 item(s), oldest 70 day(s), 1 critical

- **CRITICAL** 17271-1 · 70 day(s) old · created 02/10/2026
ms vee apartment has hole in the wall that need to be patched due to a leak.
- **STANDARD** 17807-1 · 55 day(s) old · created 02/25/2026
all stairwells that have rust needs some rust off or repainted and the stairwell
- **STANDARD** 17939-1 · 52 day(s) old · created 02/28/2026
room 128 t.v. needs a new t.v.
- **STANDARD** 18358-1 · 42 day(s) old · created 03/10/2026
ROOM 122 BATHROOM DOOR NEEDS TO BE FIXED

Priority: Normal · Category: general

Lousiana

Baton Rouge - Airline

LA - BRA · 3 item(s), oldest 47 day(s), 1 critical

- **CRITICAL** 18661-1 · 34 day(s) old · created 03/18/2026
RM 425 occupied NEEDS 2 PRONG ELEC OUTLET REPLACED TO A 3 Airline
- **STANDARD** 18195-1 · 47 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working Airline

Priority: Urgent · Category: electric

Priority: Normal · Category: general

- **STANDARD** **18196-1** · 47 day(s) old · created 03/05/2026
rm 427 occupied cable not working Airline

Priority: Normal · Category: general

Recommended Actions

- Clear critical maintenance items first, regardless of region, before non-critical aging backlog.
- Escalate every 30+ day critical item into direct leadership review until closed.
- Use the regional packets to force accountability at the hotel level after leadership identifies exceptions.