



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

4

Regions carrying
executive
exceptions

30+ DAY ITEMS

10

Executive threshold
scope

CRITICAL ITEMS

5

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

69

Days old in
executive scope

Executive Summary

There are **10** maintenance item(s) at the **30+ day** executive threshold across **4** 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 1 item(s) at 30+ days, with 0 critical and oldest at 41 day(s).
- **Oklahoma - Tulsa** has 5 item(s) at 30+ days, with 3 critical and oldest at 43 day(s).
- **Oklahoma - OKC** has 1 item(s) at 30+ days, with 1 critical and oldest at 56 day(s).
- **Lousiana** has 3 item(s) at 30+ days, with 1 critical and oldest at 69 day(s).

Executive 30+ Day Items by Region

Arkansas - South

Little Rock - University

AR - LRU · 1 item(s), oldest 41 day(s), 0 critical

- **STANDARD** **21067-1** · 41 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
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Oklahoma - Tulsa

Tulsa - Hilti

OK - OTH · 5 item(s), oldest 43 day(s), 3 critical

- **CRITICAL** **20959-1** · 43 day(s) old · created 05/18/2026
need the drains outside in court yard covered the holes and the grates
Priority: Normal · Category: water
 - **CRITICAL** **21372-1** · 32 day(s) old · created 05/29/2026
breaker boxes need to be labeled
Priority: Normal · Category: electric
 - **CRITICAL** **21395-1** · 32 day(s) old · created 05/29/2026
the drain in courtyard are clogged again
Priority: Normal · Category: water
 - **STANDARD** **21009-1** · 42 day(s) old · created 05/19/2026
HOTEL HAS INFESTATION OF MICE
Priority: Normal · Category: general
 - **STANDARD** **21410-1** · 31 day(s) old · created 05/30/2026
fan needs to be placed back in attic
Priority: Normal · Category: general
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Oklahoma - OKC

OKC - Northwest

OK - OON · 1 item(s), oldest 56 day(s), 1 critical

- **CRITICAL** **20539-1** · 56 day(s) old · created 05/05/2026
!! power for laundry door need hooked up now that B LINE has been out here
Priority: Normal · Category: electric
-

Lousiana

Baton Rouge - Gwenadele

LA - BRG · 2 item(s), oldest 42 day(s), 1 critical

- **CRITICAL** **21036-1** · 42 day(s) old · created 05/19/2026
331 fix ptac-missing parts
Priority: Normal · Category: ptac/hvac
- **STANDARD** **21282-1** · 34 day(s) old · created 05/27/2026
218- Ceiling needs drywall repair.
Priority: Normal · Category: general

Baton Rouge - Boardwalk

LA - BRB · 1 item(s), oldest 69 day(s), 0 critical

- **STANDARD** **20100-1** · 69 day(s) old · created 04/22/2026
back parking lot lights not working

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.