



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

36

Executive threshold
scope

CRITICAL ITEMS

13

Water, electric,
PTAC, HVAC items
first

OLDEST ITEM

55

Days old in
executive scope

Executive Summary

There are **36** 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 12 item(s) at 30+ days, with 4 critical and oldest at 55 day(s).
- **Arkansas - North** has 12 item(s) at 30+ days, with 4 critical and oldest at 40 day(s).
- **Oklahoma - Tulsa** has 6 item(s) at 30+ days, with 0 critical and oldest at 45 day(s).
- **Oklahoma - OKC** has 2 item(s) at 30+ days, with 1 critical and oldest at 36 day(s).
- **Lousiana** has 4 item(s) at 30+ days, with 4 critical and oldest at 42 day(s).

Executive 30+ Day Items by Region

Arkansas - South

Little Rock - Otter

AR - LRO · 6 item(s), oldest 43 day(s), 3 critical

- **CRITICAL** 21453-1 · 43 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 · 35 day(s) old · created 06/09/2026
Water leaking into the lobby from the floor or wall
Priority: Urgent · Category: water
- **CRITICAL** 21760-1 · 34 day(s) old · created 06/10/2026
Room 116 ptac
Priority: Normal · Category: ptac/hvac
- **STANDARD** 21455-1 · 43 day(s) old · created 06/01/2026
Guest in 138 says ac isn't blowing cold air
Priority: Normal · Category: general
- **STANDARD** 21832-1 · 33 day(s) old · created 06/11/2026
Door locked needs to be replaced its jammed. room 239
Priority: Normal · Category: general
- **URGENT** 21927-1 · 32 day(s) old · created 06/12/2026
Room 204 door lock is ooo
Priority: Urgent · Category: general

Little Rock - Chenal

AR - LRC · 1 item(s), oldest 35 day(s), 1 critical

- **CRITICAL** 21734-1 · 35 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

Benton - Thirty

AR - BT · 3 item(s), oldest 40 day(s), 0 critical

- **STANDARD** 21573-1 · 40 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 · 40 day(s) old · created 06/04/2026
Building 2 stair landing repair, corner has broken off. Doyle
Priority: Normal · Category: general
- **STANDARD** 21576-1 · 40 day(s) old · created 06/04/2026
Storage door needs a pull handle since the door handle/lock was removed.
Priority: Normal · Category: general

Little Rock - University

AR - LRU · 2 item(s), oldest 55 day(s), 0 critical

- **STANDARD 21067-1** · 55 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** · 42 day(s) old · created 06/02/2026
Touch up paint on Exterior of building, especially back of 3000 bldg, between
Priority: Normal · Category: general

Arkansas - North

North Little Rock - Gray

AR - NLRG · 8 item(s), oldest 40 day(s), 4 critical

- **CRITICAL 21787-1** · 34 day(s) old · created 06/10/2026
Room 469 needs PTAC replaced (it's a brand new Hotpoint unit but the numbers) -
(Recreated work order - disappeared without work being completed)
Priority: Normal · Category: ptac/hvac
- **CRITICAL 21788-1** · 34 day(s) old · created 06/10/2026
Room 543 needs a PTAC (Recreated work order - disappeared without work
Priority: Normal · Category: ptac/hvac
- **CRITICAL 21791-1** · 34 day(s) old · created 06/10/2026
Room 419 needs 2 PTAC's (we do not have any on-site)
Priority: Normal · Category: ptac/hvac
- **CRITICAL 21824-1** · 34 day(s) old · created 06/10/2026
Room 124 needs a PTAC
Priority: Normal · Category: ptac/hvac
- **STANDARD 21577-1** · 40 day(s) old · created 06/04/2026
Need Quote from Bud to repair stairs, check all stairs and railings at NLR for
Priority: Normal · Category: general
- **STANDARD 21789-1** · 34 day(s) old · created 06/10/2026
Room 419 needs exterior wall repair completed and painted after wreck
Priority: Normal · Category: general
- **STANDARD 21796-1** · 34 day(s) old · created 06/10/2026
Rooms 452 and 549 need a splitter installed in the chaseway for the cable
Priority: Normal · Category: general
- **STANDARD 21797-1** · 34 day(s) old · created 06/10/2026
Aaron wants the covered area on the side of the warehouse facing hwy 161
Priority: Normal · Category: general

Jacksonville - Shamrock

AR - JS · 3 item(s), oldest 40 day(s), 0 critical

- **STANDARD 21570-1** · 40 day(s) old · created 06/04/2026
Republic trash has requested that the cable going to the 400 building be correctly.
Priority: Normal · Category: general
- **STANDARD 21571-1** · 40 day(s) old · created 06/04/2026
Republic trash has requested that the cable going to the 400 building be correctly.

Priority: Normal · Category: general

- **STANDARD 21572-1** · 40 day(s) old · created 06/04/2026
100 Building – cover up soffit from support repairs that were made.

Priority: Normal · Category: general

Conway - Skyline

AR – CS · 1 item(s), oldest 34 day(s), 0 critical

- **STANDARD 21821-1** · 34 day(s) old · created 06/10/2026
Walkway above first floor is falling near room 150 and 152

Priority: Normal · Category: general

Oklahoma - Tulsa

Tulsa - Hilti

OK – OTH · 6 item(s), oldest 45 day(s), 0 critical

- **STANDARD 21410-1** · 45 day(s) old · created 05/30/2026
fan needs to be placed back in attic
Priority: Normal · Category: general
 - **STANDARD 21565-1** · 41 day(s) old · created 06/03/2026
room 236 needs to be looked at and see what we can do to fix the problem.
Priority: Normal · Category: general
 - **STANDARD 21707-1** · 35 day(s) old · created 06/09/2026
super glue the numbers down that are on the doors
Priority: Normal · Category: general
 - **STANDARD 21715-1** · 35 day(s) old · created 06/09/2026
room 214
Priority: Normal · Category: general
 - **STANDARD 21727-1** · 35 day(s) old · created 06/09/2026
exit sign by room 340 is down
Priority: Normal · Category: general
 - **STANDARD 21856-1** · 33 day(s) old · created 06/11/2026
need to get rid of the weeds in and around the property
Priority: Normal · Category: general
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Oklahoma - OKC

OKC - Frontier

OK – OOF · 2 item(s), oldest 36 day(s), 1 critical

- **CRITICAL 21664-1** · 36 day(s) old · created 06/08/2026
room 327 kitchen outlet needs to be replaced
Priority: Normal · Category: electric
- **STANDARD 21858-1** · 32 day(s) old · created 06/12/2026
cement by the stairwell and also the stairwell needs to be blocked off by the

Lousiana

Baton Rouge - Gwenadele

LA - BRG · 4 item(s), oldest 42 day(s), 4 critical

- **CRITICAL 21495-1** · 42 day(s) old · created 06/02/2026
108-Plumbing in room still need to be fixed. JK repairs.
Priority: Normal · Category: water
- **CRITICAL 21502-1** · 42 day(s) old · created 06/02/2026
132- The hot water does not turn on in bathroom sink. Update: Requires plumber
Priority: Normal · Category: water
- **CRITICAL 21685-1** · 36 day(s) old · created 06/08/2026
104 shower not working, no water pressure - murphy and isaac already
Update:06/12-Murphy and Issac stated that a plumber is required to complete repairs.
Priority: Normal · Category: water
- **CRITICAL 21896-1** · 32 day(s) old · created 06/12/2026
338- Replace PTAC JK
Priority: Normal · Category: ptac/hvac

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.