



Morning Hotel Brief

Little Rock - Breckenridge (AR - LRB) operating priorities, leadership focus, and immediate actions from the current Occupancy, Check-In, Check-Out, Security, and Maintenance reports.

Date: 04/28/2026 · Produced: 1:05 PM · Audience: Hotel Leadership Team · Region: Arkansas - South

AVAILABLE
ROOMS

98

Current
available
denominator

RENO
ROOMS

0

Currently
in reno

MAX
CAPACITY

98

Available +
reno
rooms

OCCUPIED
ROOMS

95

Current
occupied
count

RENT
READY
ROOMS

3

proxy
using
open
available
rooms

OCCUPANCY
%

96.9%

Occupied /
available
rooms

Largest Day-Over-Day Moves

Source reports: Check-In Today (04/27/2026 11:00 PM CDT) and Daily Check-Out with Balance Report (04/28/2026 7:00 AM CDT).

- **AR - LRB** — -1 net room move (95 → 94) from 1 check-in(s) less 2 check-out(s).
- **AR - LRB** — -2 net room move (95 → 93) from 0 check-in(s) less 2 check-out(s).

What Needs Attention Now

- **AR - LRB** — occupancy 96.9% (95 occupied room(s)) with 3 open available room(s); maintenance backlog 0 at 30+ day(s), 1 at 14+ day(s), oldest 27 day(s).

Guests Owing Money, 14+ Days Old Over \$600

No current guests show money owed at 14+ days old with balances of \$600 or more under the current due-now logic.

Check-Outs with Guest Owing \$600+

No current check-outs show balances due of \$600 or more.

Pattern Intelligence

- Lowest live occupancy signal is **AR - LRB** at **96.9%** with **3** open available room(s).
- The heaviest maintenance aging backlog is at **AR - LRB** with **0** item(s) at 30+ days and **1** at 14+ days.
- Today's room-count flow is weakening most at **AR - LRB**, moving **95 → 94** after check-ins less check-outs.
- **1** hotel(s) are now triggering across two or more daily report streams, which is where leadership attention should concentrate first: **AR - LRB**.
- Rent Ready is currently using the open-available proxy because the Vacant Room Report has been removed from the morning pack.

Useful Resource Links

- [Cloudbeds Morning Pack](#)
- [Security Report PDF](#)
- [Maintenance Aging Report PDF](#)
- [Occupancy Report PDF](#)