



EAGLE SUITES®

Maintenance Aging Report

Leadership roll-up of open hotel-level maintenance work orders by aging threshold.

05/22/2026 | Produced: 7:51 AM

OPEN WORK
ORDERS

187

Current source
report scope

EXECUTIVE 30+
DAYS

5

Across 3 hotel(s)

REGIONAL 14+
DAYS

25

Across 9 hotel(s)

URGENT OPEN
ITEMS

21

Marked urgent in
source

Executive Summary

There are **5** open work order(s) at the executive 30+ day threshold and **25** open work order(s) at the regional 14+ day threshold. The current aged backlog is concentrated most heavily at **Baton Rouge - Gwenadele** with 8 item(s). This report is built to keep the executive view exception-based and the regional view operational.

What Needs Attention Now

- **Baton Rouge - Airline** has 2 item(s) at 30+ days old, oldest at 55 day(s), including urgent work.
- **Baton Rouge - Boardwalk** has 2 item(s) at 30+ days old, oldest at 38 day(s).
- **Tulsa - E 52nd Street** has 1 item(s) at 30+ days old, oldest at 65 day(s).
- **Baton Rouge - Gwenadele** has 8 item(s) at 14+ days old, oldest at 20 day(s), 2 urgent.
- **Baton Rouge - Airline** has 5 item(s) at 14+ days old, oldest at 55 day(s), 2 urgent.
- **Little Rock - University** has 3 item(s) at 14+ days old, oldest at 22 day(s), 0 urgent.

Executive Level, 30+ Day Items

Baton Rouge - Airline

2 item(s), oldest 55 day(s), 1 urgent

Regional Level, 14+ Day Items

Baton Rouge - Gwenadele

8 item(s), oldest 20 day(s), 2 urgent

- **19093-1** · Normal · 55 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
- **19829-1** · Urgent · 38 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline

Baton Rouge - Boardwalk

2 item(s), oldest 38 day(s), no urgent items

- **19846-1** · Normal · 38 day(s) old · created 04/14/2026
A/C on 3rd floor for electrical room not kicking on and breaker is tripping
- **20100-1** · Normal · 30 day(s) old · created 04/22/2026
back parking lot lights not working

Tulsa - E 52nd Street

1 item(s), oldest 65 day(s), no urgent items

- **18665-1** · Normal · 65 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM

- **20479-1** · Urgent · 20 day(s) old · created 05/02/2026
ROOM 328 HAS A HOLE IN THE BATHROOM DOOR
- **20604-1** · Normal · 15 day(s) old · created 05/07/2026
312 needs bathroom wall repaired, needs a/c cover
- **20605-1** · Normal · 15 day(s) old · created 05/07/2026
205 screaming toilet
- **20614-1** · Urgent · 15 day(s) old · created 05/07/2026
ROOM 318 PAINT PTAC BOX
- **20629-1** · Normal · 14 day(s) old · created 05/08/2026
324 hang blind back up
- **20641-1** · Normal · 14 day(s) old · created 05/08/2026
need new a/c: 318,218,331,334
- **20642-1** · Normal · 14 day(s) old · created 05/08/2026
218 ceiling wet from room 318 a/c leaking
- **20647-1** · Normal · 14 day(s) old · created 05/08/2026
317 lock is broke at entrance

Baton Rouge - Airline

5 item(s), oldest 55 day(s), 2 urgent

- **19093-1** · Normal · 55 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
- **19829-1** · Urgent · 38 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline
- **20312-1** · Normal · 24 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper cabinet. Airline
- **20569-1** · Urgent · 17 day(s) old · created 05/05/2026
rm 216 2 floor tiles busted at head of bed rm unoccupied Airline

- **20619-1** · Normal · 15 day(s) old · created 05/07/2026
room 312 paint, clean tub, paint back of door, repair brick, PTAC cover loose Airline
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Little Rock - University

3 item(s), oldest 22 day(s), no urgent items

- **20421-1** · Normal · 22 day(s) old · created 04/30/2026
Side gate by 1000 building (right side if youre front side facing 1000 building) missing boards, cant latch from both sides due to the updated attempts to fix)
 - **20422-1** · Normal · 22 day(s) old · created 04/30/2026
whole property needs to be pressure washed
 - **20424-1** · Normal · 22 day(s) old · created 04/30/2026
parking lot needs redone - entire parking lot needs relined - several pot holes throughout parking lot (backside of 1000 building , front corner of 2000 building, backside of 3000 building, drive through lane leading to from frontside of 3000 building to backside 3000 building closet to roadway
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Tulsa - E 52nd Street

2 item(s), oldest 65 day(s), no urgent items

- **18665-1** · Normal · 65 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM
 - **20455-1** · Normal · 21 day(s) old · created 05/01/2026
NEED THE BIG POWER WASHER
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Baton Rouge - Boardwalk

2 item(s), oldest 38 day(s), no urgent items

- **19846-1** · Normal · 38 day(s) old · created 04/14/2026
A/C on 3rd floor for electrical room not kicking on and breaker is tripping

- **20100-1** · Normal · 30 day(s) old · created 04/22/2026
back parking lot lights not working

Eagle Suites - Breckenridge

2 item(s), oldest 24 day(s), 1 urgent

- **20300-1** · Normal · 24 day(s) old · created 04/28/2026
need sound barriers for fire alarms.
- **20388-1** · Urgent · 22 day(s) old · created 04/30/2026
Manager door needs new door knob.

Jacksonville - Shamrock

1 item(s), oldest 28 day(s), no urgent items

- **20186-1** · Normal · 28 day(s) old · created 04/24/2026
500 Building - Poor Lighting around 500 building

Oklahoma City - NW Expressway

1 item(s), oldest 17 day(s), no urgent items

- **20539-1** · Normal · 17 day(s) old · created 05/05/2026
!! power for laundry door need hooked up now that B LINE has been out here

Benton - Military Rd

1 item(s), oldest 15 day(s), no urgent items

- **20621-1** · Normal · 15 day(s) old · created 05/07/2026
room 107 needs stove rings for their stove.

Pattern Intelligence

- Total open work orders in source report: **187**, with **21** marked urgent.
- Executive threshold (30+ days): **5** item(s) across **3** hotel(s).
- Regional threshold (14+ days): **25** item(s) across **9** hotel(s).
- Most concentrated aging backlog is at **Baton Rouge - Gwenadele** with **8** item(s) currently at the 14+ day threshold.

- PTAC / HVAC-related items appear repeatedly in the aged backlog, with **2** aged item(s) tied to that category.

Recommended Actions

- Escalate any **urgent** item that reaches 14 days old into same-day regional review instead of allowing it to roll deeper into backlog.
- Assign one owner per hotel for aged work orders and require a daily status comment until closure.
- Separate recurring PTAC / HVAC parts shortages from normal room-turn tasks so material constraints do not hide in general backlog.
- For the executive view, keep the 30+ day section intentionally short and exception-based. If that section is empty, leadership should read that as backlog still recoverable.

Source Notes

- Source file: **Eagle Suites Maintenance**
- Assigned user filter in source: **All**
- Status scope: **New, Assigned, Scheduled, and Waiting**
- Aging thresholds used here: **30+ days for executive** and **14+ days for regional**