



EAGLE SUITES®

Maintenance Aging Report

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

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OPEN WORK
ORDERS

175

Current source
report scope

EXECUTIVE 30+
DAYS

10

Across 5 hotel(s)

REGIONAL 14+
DAYS

37

Across 12 hotel(s)

URGENT OPEN
ITEMS

28

Marked urgent in
source

Executive Summary

There are **10** open work order(s) at the executive 30+ day threshold and **37** open work order(s) at the regional 14+ day threshold. The current aged backlog is concentrated most heavily at **North Little Rock - Gray Road** with 10 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 3 item(s) at 30+ days old, oldest at 57 day(s).
- **Conway - Skyline** has 3 item(s) at 30+ days old, oldest at 37 day(s), including urgent work.
- **North Little Rock - Gray Road** has 2 item(s) at 30+ days old, oldest at 43 day(s).
- **North Little Rock - Gray Road** has 10 item(s) at 14+ days old, oldest at 43 day(s), 0 urgent.
- **Baton Rouge - Airline** has 6 item(s) at 14+ days old, oldest at 57 day(s), 2 urgent.
- **Benton - I-30** has 5 item(s) at 14+ days old, oldest at 18 day(s), 0 urgent.

Executive Level, 30+ Day Items

Baton Rouge - Airline

3 item(s), oldest 57 day(s), no urgent items

Regional Level, 14+ Day Items

North Little Rock - Gray Road

10 item(s), oldest 43 day(s), no urgent items

- **18195-1** · Normal · 57 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working
Airline
- **18196-1** · Normal · 57 day(s) old · created 03/05/2026
rm 427 occupied cable not working
Airline
- **19093-1** · Normal · 34 day(s) old · created 03/28/2026
support pole on side of building 3
needs repaired. Airline

Conway - Skyline

3 item(s), oldest 37 day(s), 3 urgent

- **18937-1** · Urgent · 37 day(s) old · created 03/25/2026
ROOM 200 HAS WATER COMING
DOWN THE ELECTRICAL CONDUIT
FLOOR. SENDING PICTURES TO
BENNY. Lankford, Skyline
Maintenance
- **19043-1** · Urgent · 35 day(s) old · created 03/27/2026
ATTIC FAN IS OUT. MOTOR WENT
OUT Jeremy Lankford, Skyline
Maintenance
- **19074-1** · Urgent · 35 day(s) old · created 03/27/2026
RESEAL OUTSIDE THE GUTTER BY
THE ATRIUM OVER ROOM 200
Jeremy Lankford, Skyline
Maintenance

North Little Rock - Gray Road

2 item(s), oldest 43 day(s), no urgent items

- **18704-1** · Normal · 43 day(s) old · created 03/19/2026
Room 452 Needs a PTAC
- **18709-1** · Normal · 43 day(s) old · created 03/19/2026
Room 543 needs a PTAC

Oklahoma City - NE I-35

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

- **17807-1** · Normal · 65 day(s) old · created 02/25/2026

- **18704-1** · Normal · 43 day(s) old · created 03/19/2026
Room 452 Needs a PTAC
- **18709-1** · Normal · 43 day(s) old · created 03/19/2026
Room 543 needs a PTAC
- **19370-1** · Normal · 29 day(s) old · created 04/02/2026
Room 413 needs two PTAC's (one is missing and one has no heat)
(Recreated work order - Someone marked it as complete but issue was not resolved)
- **19371-1** · Normal · 29 day(s) old · created 04/02/2026
Room 458 needs dresser replaced
(we don't have any on-site)
- **19372-1** · Normal · 29 day(s) old · created 04/02/2026
Room 469 needs PTAC replaced
(it's a brand new Hotpoint unit but the numbers)
- **19374-1** · Normal · 29 day(s) old · created 04/02/2026
Room 546 needs dresser replaced
(we don't have any on-site)
- **19377-1** · Normal · 29 day(s) old · created 04/02/2026
No power along the left side and back of the wall in the office area. All
(Recreated work order - was marked as completed by someone but issue was not resolved)
- **19378-1** · Normal · 29 day(s) old · created 04/02/2026
Soffit around the emergency exit sign outside of room 548 is missing
(Recreated work order - Someone marked it as completed but issue was not resolved)
- **19458-1** · Normal · 27 day(s) old · created 04/04/2026
Plumber said that we need to replace the 2nd pump for the sewer system often.
- **19693-1** · Normal · 22 day(s) old · created 04/09/2026
Visitor ran into support beam with

all stairwells that have rust needs some rust off or repainted and the stairwell

Tulsa - E 52nd Street

1 item(s), oldest 44 day(s), no urgent items

- **18665-1** · Normal · 44 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM

her car. Support Beam - 3rd Building - By

Baton Rouge - Airline

6 item(s), oldest 57 day(s), 2 urgent

- **18195-1** · Normal · 57 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working Airline
- **18196-1** · Normal · 57 day(s) old · created 03/05/2026
rm 427 occupied cable not working Airline
- **19093-1** · Normal · 34 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
- **19653-1** · Urgent · 23 day(s) old · created 04/08/2026
rm 404 new toilet seat
- **19829-1** · Urgent · 17 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline
- **19884-1** · Normal · 16 day(s) old · created 04/15/2026
rm 438 vacant paint bathroom door and shelf Airline

Benton - I-30

5 item(s), oldest 18 day(s), no urgent items

- **19789-1** · Normal · 18 day(s) old · created 04/13/2026
Need new outdoor mat for the front door one is in very bad shape.
- **19791-1** · Normal · 18 day(s) old · created 04/13/2026
Need to get yellow paint for the curbs all around the property might also need
- **19792-1** · Normal · 18 day(s) old · created 04/13/2026
Need Rust/Brick color paint to freshen up the stairs where concrete work has

- **19793-1** · Normal · 18 day(s) old · created 04/13/2026
Ryan has been on the roof a few times to take care of issues and has said that him think that he might fall through.
- **19794-1** · Normal · 18 day(s) old · created 04/13/2026
Carport needs to be pressure washed to get the cob webs and dirty off, might better.

Conway - Skyline

4 item(s), oldest 37 day(s), 4 urgent

- **18937-1** · Urgent · 37 day(s) old · created 03/25/2026
ROOM 200 HAS WATER COMING DOWN THE ELECTRICAL CONDUIT FLOOR. SENDING PICTURES TO BENNY. Lankford, Skyline Maintenance
- **19043-1** · Urgent · 35 day(s) old · created 03/27/2026
ATTIC FAN IS OUT. MOTOR WENT OUT Jeremy Lankford, Skyline Maintenance
- **19074-1** · Urgent · 35 day(s) old · created 03/27/2026
RESEAL OUTSIDE THE GUTTER BY THE ATRIUM OVER ROOM 200 Jeremy Lankford, Skyline Maintenance
- **19709-1** · Urgent · 22 day(s) old · created 04/09/2026
ROOM 104 INSTALL A SHOWER BAR IN TUB DUE TO NURSES ASKING Skyline Maintenance

Oklahoma City - NE I-35

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

- **17807-1** · Normal · 65 day(s) old · created 02/25/2026
all stairwells that have rust needs some rust off or repainted and the stairwell
- **19620-1** · Normal · 23 day(s) old · created 04/08/2026

toilet needs reset room: 108 129 134
207 208 212 214 218 128

- **19886-1** · Normal · 16 day(s) old ·
created 04/15/2026
room 211 needs new cabinet
drawers
-

Tulsa - S 79th East Ave

2 item(s), oldest 22 day(s), 1 urgent

- **19675-1** · Normal · 22 day(s) old ·
created 04/09/2026
1310 - Oven not working - could be
heating element
 - **19678-1** · Urgent · 22 day(s) old ·
created 04/09/2026
2315 - bathtub wall is missing and
there are no handles for the faucet.
A/C is
-

Benton - Military Rd

2 item(s), oldest 21 day(s), no urgent items

- **19733-1** · Normal · 21 day(s) old ·
created 04/10/2026
unit #111 request a new light cover in
the bathroom ,his is cracked and
 - **19763-1** · Normal · 19 day(s) old ·
created 04/12/2026
Unit #107 needs replacement coil
top drip pans - electrical range 2
large and 2
-

Tulsa - E 52nd Street

1 item(s), oldest 44 day(s), no urgent items

- **18665-1** · Normal · 44 day(s) old ·
created 03/18/2026
CAMERA'S BY ROOM 145 AND THE
FIRST FLOOR END LAUNDRY ROOM
-

Baton Rouge - Boardwalk

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

- **19846-1** · Normal · 17 day(s) old ·
created 04/14/2026
A/C on 3rd floor for electrical room
not kicking on and breaker is
tripping

Eagle Suites - Breckenridge

1 item(s), oldest 16 day(s), no urgent items

- **19879-1** · Normal · 16 day(s) old · created 04/15/2026
Please stain beams under the front office. The exit sign needs to be fixed in

Jacksonville - Shamrock

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

- **19926-1** · Normal · 15 day(s) old · created 04/16/2026
RM 522 Bed and frame

Tulsa - S Yale Ave

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

- **19935-1** · Normal · 15 day(s) old · created 04/16/2026
#233 Dead roaches, Dresser need knobs

Pattern Intelligence

- Total open work orders in source report: **175**, with **28** marked urgent.
- Executive threshold (30+ days): **10** item(s) across **5** hotel(s).
- Regional threshold (14+ days): **37** item(s) across **12** hotel(s).
- Most concentrated aging backlog is at **North Little Rock - Gray Road** with **10** item(s) currently at the 14+ day threshold.
- PTAC / HVAC-related items appear repeatedly in the aged backlog, with **4** 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**