



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

143

Current source
report scope

EXECUTIVE 30+
DAYS

7

Across 3 hotel(s)

REGIONAL 14+
DAYS

34

Across 14 hotel(s)

URGENT OPEN
ITEMS

25

Marked urgent in
source

Executive Summary

There are **7** open work order(s) at the executive 30+ day threshold and **34** open work order(s) at the regional 14+ day threshold. The current aged backlog is concentrated most heavily at **Baton Rouge - Airline** 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 63 day(s).
- **Conway - Skyline** has 3 item(s) at 30+ days old, oldest at 43 day(s), including urgent work.
- **Tulsa - E 52nd Street** has 1 item(s) at 30+ days old, oldest at 50 day(s).
- **Baton Rouge - Airline** has 10 item(s) at 14+ days old, oldest at 63 day(s), 6 urgent.
- **Conway - Skyline** has 4 item(s) at 14+ days old, oldest at 43 day(s), 4 urgent.
- **North Little Rock - Gray Road** has 4 item(s) at 14+ days old, oldest at 17 day(s), 0 urgent.

Executive Level, 30+ Day Items

Baton Rouge - Airline

3 item(s), oldest 63 day(s), no urgent items

Regional Level, 14+ Day Items

Baton Rouge - Airline

10 item(s), oldest 63 day(s), 6 urgent

- **18195-1** · Normal · 63 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working
Airline
- **18196-1** · Normal · 63 day(s) old · created 03/05/2026
rm 427 occupied cable not working
Airline
- **19093-1** · Normal · 40 day(s) old · created 03/28/2026
support pole on side of building 3
needs repaired. Airline

Conway - Skyline

3 item(s), oldest 43 day(s), 3 urgent

- **18937-1** · Urgent · 43 day(s) old · created 03/25/2026
ROOM 200 HAS WATER COMING
DOWN THE ELECTRICAL CONDUIT
FLOOR. SENDING PICTURES TO
BENNY.
- **19043-1** · Urgent · 41 day(s) old · created 03/27/2026
ATTIC FAN IS OUT. MOTOR WENT
OUT
- **19074-1** · Urgent · 41 day(s) old · created 03/27/2026
RESEAL OUTSIDE THE GUTTER BY
THE ATRIUM OVER ROOM 200

Tulsa - E 52nd Street

1 item(s), oldest 50 day(s), no urgent items

- **18665-1** · Normal · 50 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE
FIRST FLOOR END LAUNDRY ROOM

- **18195-1** · Normal · 63 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working
Airline
- **18196-1** · Normal · 63 day(s) old · created 03/05/2026
rm 427 occupied cable not working
Airline
- **19093-1** · Normal · 40 day(s) old · created 03/28/2026
support pole on side of building 3
needs repaired. Airline
- **19653-1** · Urgent · 29 day(s) old · created 04/08/2026
rm 404 new toilet seat
- **19829-1** · Urgent · 23 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM
BUILDING 4 BY THE APT COMPLEX
PLEASE Airline
- **19884-1** · Normal · 22 day(s) old · created 04/15/2026
rm 438 vacant paint bathroom door
and shelf Airline
- **20045-1** · Urgent · 17 day(s) old · created 04/20/2026
rm 416 needs a clothes rod installed
Airline
- **20121-1** · Urgent · 15 day(s) old · created 04/22/2026
clean all awnings on all buildings
that have nasty stuff on them Airline
- **20122-1** · Urgent · 15 day(s) old · created 04/22/2026
spray weed killer on all weeds on
fence sidewalks sign flower bed etc
and Airline
- **20123-1** · Urgent · 15 day(s) old · created 04/22/2026
rm 404 the refg is not staying cold
enough this is the refg that came
from rm Airline

Conway - Skyline

4 item(s), oldest 43 day(s), 4 urgent

- **18937-1** · Urgent · 43 day(s) old · created 03/25/2026
ROOM 200 HAS WATER COMING

DOWN THE ELECTRICAL CONDUIT FLOOR. SENDING PICTURES TO BENNY.

- **19043-1** · Urgent · 41 day(s) old · created 03/27/2026
ATTIC FAN IS OUT. MOTOR WENT OUT
- **19074-1** · Urgent · 41 day(s) old · created 03/27/2026
RESEAL OUTSIDE THE GUTTER BY THE ATRIUM OVER ROOM 200
- **19709-1** · Urgent · 28 day(s) old · created 04/09/2026
ROOM 104 INSTALL A SHOWER BAR IN TUB DUE TO NURSES ASKING

North Little Rock - Gray Road

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

- **20023-1** · Normal · 17 day(s) old · created 04/20/2026
Room 419 front wall, window, and front door all need to be replaced after car
- **20025-1** · Normal · 17 day(s) old · created 04/20/2026
There is a large hole in the fence behind the dumpster across from Daniels
- **20146-1** · Normal · 14 day(s) old · created 04/23/2026
There is a hole in the fence behind the first building, where the fences meets
- **20147-1** · Normal · 14 day(s) old · created 04/23/2026
Room 136 needs dresser replaced

Benton - I-30

3 item(s), oldest 24 day(s), no urgent items

- **19789-1** · Normal · 24 day(s) old · created 04/13/2026
Need new outdoor mat for the front door one is in very bad shape.
- **19793-1** · Normal · 24 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 · 24 day(s) old · created 04/13/2026
Carport needs to be pressure washed to get the cob webs and dirty off, might better.

Tulsa - S 79th East Ave

2 item(s), oldest 28 day(s), 1 urgent

- **19675-1** · Normal · 28 day(s) old · created 04/09/2026
1310 - Oven not working - could be heating element
- **19678-1** · Urgent · 28 day(s) old · created 04/09/2026
2315 - bathtub wall is missing and there are no handles for the faucet. A/C is

Baton Rouge - Boardwalk

2 item(s), oldest 23 day(s), no urgent items

- **19846-1** · Normal · 23 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 · 15 day(s) old · created 04/22/2026
back parking lot lights not working

Rock - W Markham Street Little

2 item(s), oldest 14 day(s), 1 urgent

- **20140-1** · Urgent · 14 day(s) old · created 04/23/2026
The building needs to be pressure washed.
- **20173-1** · Normal · 14 day(s) old · created 04/23/2026
Building lights on the street side are out of order

Tulsa - E 52nd Street

1 item(s), oldest 50 day(s), no urgent items

- **18665-1** · Normal · 50 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM
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Oklahoma City - NE I-35

1 item(s), oldest 29 day(s), no urgent items

- **19620-1** · Normal · 29 day(s) old · created 04/08/2026
toilet needs reset room: 108 129 134 207 208 212 214 218 128
-

Eagle Suites - Breckenridge

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

- **19879-1** · Normal · 22 day(s) old · created 04/15/2026
Please stain beams under the front office. The exit sign needs to be fixed in
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Jacksonville - Shamrock

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

- **19926-1** · Normal · 21 day(s) old · created 04/16/2026
RM 522 Bed and frame
-

Oklahoma City - SW 3rd

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

- **20003-1** · Normal · 17 day(s) old · created 04/20/2026
Managers Apt. the ceiling in the hallway still needs to be fixed from pipe leak. WATER. AND I NEED TO FIND OUT WHY I HAVE NO CABLE IN THE BEDROOM. ONE OF THE PTACS IN THE LIVING ROOM WENT OUT. The lights in one of the bedrooms keeps going from dim to bright. need cable ran from ceiling to bedroom and livingroom.
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Benton - Military Rd

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

- **20115-1** · Normal · 15 day(s) old · created 04/22/2026

room 138 has mildew all over the room. Walls and the door.

Baton Rouge - Gwenadele

1 item(s), oldest 14 day(s), 1 urgent

- **20182-1** · Urgent · 14 day(s) old · created 04/23/2026
REMOVE POOL CHAIR FROM BREEZEWAY AND PUT IN DUMPSTER

Pattern Intelligence

- Total open work orders in source report: **143**, with **25** marked urgent.
- Executive threshold (30+ days): **7** item(s) across **3** hotel(s).
- Regional threshold (14+ days): **34** item(s) across **14** hotel(s).
- Most concentrated aging backlog is at **Baton Rouge - Airline** with **10** item(s) currently at the 14+ day threshold.
- PTAC / HVAC-related items appear repeatedly in the aged backlog, with **1** 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**