



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

159

Current source
report scope

EXECUTIVE 30+
DAYS

12

Across 5 hotel(s)

REGIONAL 14+
DAYS

32

Across 14 hotel(s)

URGENT OPEN
ITEMS

21

Marked urgent in
source

Executive Summary

There are **12** open work order(s) at the executive 30+ day threshold and **32** open work order(s) at the regional 14+ day threshold. The current aged backlog is concentrated most heavily at **Baton Rouge - Airline** with 9 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 4 item(s) at 30+ days old, oldest at 66 day(s), including urgent work.
- **Conway - Skyline** has 4 item(s) at 30+ days old, oldest at 46 day(s), including urgent work.
- **Tulsa - S 79th East Ave** has 2 item(s) at 30+ days old, oldest at 31 day(s), including urgent work.
- **Baton Rouge - Airline** has 9 item(s) at 14+ days old, oldest at 66 day(s), 5 urgent.
- **Conway - Skyline** has 4 item(s) at 14+ days old, oldest at 46 day(s), 4 urgent.
- **North Little Rock - Gray Road** has 3 item(s) at 14+ days old, oldest at 20 day(s), 0 urgent.

Executive Level, 30+ Day Items

Baton Rouge - Airline

Regional Level, 14+ Day Items

Baton Rouge - Airline

4 item(s), oldest 66 day(s), 1 urgent

- **18195-1** · Normal · 66 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working
Airline
- **18196-1** · Normal · 66 day(s) old · created 03/05/2026
rm 427 occupied cable not working
Airline
- **19093-1** · Normal · 43 day(s) old · created 03/28/2026
support pole on side of building 3
needs repaired. Airline
- **19653-1** · Urgent · 32 day(s) old · created 04/08/2026
rm 404 new toilet seat

Conway - Skyline

4 item(s), oldest 46 day(s), 4 urgent

- **18937-1** · Urgent · 46 day(s) old · created 03/25/2026
ROOM 200 HAS WATER COMING
DOWN THE ELECTRICAL CONDUIT
FLOOR. SENDING PICTURES TO
BENNY.
- **19043-1** · Urgent · 44 day(s) old · created 03/27/2026
ATTIC FAN IS OUT. MOTOR WENT
OUT
- **19074-1** · Urgent · 44 day(s) old · created 03/27/2026
RESEAL OUTSIDE THE GUTTER BY
THE ATRIUM OVER ROOM 200
- **19709-1** · Urgent · 31 day(s) old · created 04/09/2026
ROOM 104 INSTALL A SHOWER
BAR IN TUB DUE TO NURSES
ASKING

Tulsa - S 79th East Ave

2 item(s), oldest 31 day(s), 1 urgent

- **19675-1** · Normal · 31 day(s) old · created 04/09/2026
1310 - Oven not working - could be
heating element
- **19678-1** · Urgent · 31 day(s) old · created 04/09/2026

9 item(s), oldest 66 day(s), 5 urgent

- **18195-1** · Normal · 66 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working
Airline
- **18196-1** · Normal · 66 day(s) old · created 03/05/2026
rm 427 occupied cable not working
Airline
- **19093-1** · Normal · 43 day(s) old · created 03/28/2026
support pole on side of building 3
needs repaired. Airline
- **19653-1** · Urgent · 32 day(s) old · created 04/08/2026
rm 404 new toilet seat
- **19829-1** · Urgent · 26 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM
BUILDING 4 BY THE APT COMPLEX
PLEASE Airline
- **19884-1** · Normal · 25 day(s) old · created 04/15/2026
rm 438 vacant paint bathroom door
and shelf Airline
- **20045-1** · Urgent · 20 day(s) old · created 04/20/2026
rm 416 needs a clothes rod installed
Airline
- **20122-1** · Urgent · 18 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 · 18 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 46 day(s), 4 urgent

- **18937-1** · Urgent · 46 day(s) old · created 03/25/2026
ROOM 200 HAS WATER COMING
DOWN THE ELECTRICAL CONDUIT
FLOOR. SENDING PICTURES TO
BENNY.

2315 - bathtub wall is missing and there are no handles for the faucet. A/C is

Tulsa - E 52nd Street

1 item(s), oldest 53 day(s), no urgent items

- **18665-1** · Normal · 53 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM
-

Oklahoma City - NE I-35

1 item(s), oldest 32 day(s), no urgent items

- **19620-1** · Normal · 32 day(s) old · created 04/08/2026
toilet needs reset room: 108 129 134 207 208 212 214 218 128
-

- **19043-1** · Urgent · 44 day(s) old · created 03/27/2026
ATTIC FAN IS OUT. MOTOR WENT OUT
 - **19074-1** · Urgent · 44 day(s) old · created 03/27/2026
RESEAL OUTSIDE THE GUTTER BY THE ATRIUM OVER ROOM 200
 - **19709-1** · Urgent · 31 day(s) old · created 04/09/2026
ROOM 104 INSTALL A SHOWER BAR IN TUB DUE TO NURSES ASKING
-

North Little Rock - Gray Road

3 item(s), oldest 20 day(s), no urgent items

- **20023-1** · Normal · 20 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 · 20 day(s) old · created 04/20/2026
There is a large hole in the fence behind the dumpster across from Daniels
 - **20146-1** · Normal · 17 day(s) old · created 04/23/2026
There is a hole in the fence behind the first building, where the fences meets
-

Tulsa - S 79th East Ave

2 item(s), oldest 31 day(s), 1 urgent

- **19675-1** · Normal · 31 day(s) old · created 04/09/2026
1310 - Oven not working - could be heating element
 - **19678-1** · Urgent · 31 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 26 day(s), no urgent items

- **19846-1** · Normal · 26 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 · 18 day(s) old · created 04/22/2026
back parking lot lights not working

Baton Rouge - Gwenadele

2 item(s), oldest 17 day(s), 1 urgent

- **20182-1** · Urgent · 17 day(s) old · created 04/23/2026
REMOVE POOL CHAIR FROM BREEZEWAY AND PUT IN DUMPSTER
- **20232-1** · Normal · 15 day(s) old · created 04/25/2026
223 needs headboard

Rock - W Markham Street Little

2 item(s), oldest 17 day(s), 1 urgent

- **20140-1** · Urgent · 17 day(s) old · created 04/23/2026
The building needs to be pressure washed.
- **20173-1** · Normal · 17 day(s) old · created 04/23/2026
Building lights on the street side are out of order

Benton South

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

- **20206-1** · Low · 16 day(s) old · created 04/24/2026
5 metal signs need put on posts and mounted in the ground (I have the signs LLC 2 Designated Dog Area signs need put up in the following Areas: 1 - small dog park area between rooms 136 & 137 1 by the big tree in the field beside room 160 2 No Poop & Pee Zones: 1 - Grassy area by Room 170 1 - Grassy area by sidewalk in front of gate between manager house and Room 141 1 SLOW Children at Play sign By Tree in gravel area in center of property

between Laundromat, Manager Office, and Rooms 131 - 138

- **20207-1** · Low · 16 day(s) old · created 04/24/2026
Office & Manager Residence - Gutter needs cleaned out and down spout LLC
-

Tulsa - E 52nd Street

1 item(s), oldest 53 day(s), no urgent items

- **18665-1** · Normal · 53 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM
-

Oklahoma City - NE I-35

1 item(s), oldest 32 day(s), no urgent items

- **19620-1** · Normal · 32 day(s) old · created 04/08/2026
toilet needs reset room: 108 129 134 207 208 212 214 218 128
-

Benton - I-30

1 item(s), oldest 27 day(s), no urgent items

- **19794-1** · Normal · 27 day(s) old · created 04/13/2026
Carport needs to be pressure washed to get the cob webs and dirty off, might better.
-

Eagle Suites - Breckenridge

1 item(s), oldest 25 day(s), no urgent items

- **19879-1** · Normal · 25 day(s) old · created 04/15/2026
Please stain beams under the front office. The exit sign needs to be fixed in
-

Oklahoma City - SW 3rd

1 item(s), oldest 20 day(s), no urgent items

- **20003-1** · Normal · 20 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.

Jacksonville - Shamrock

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

- **20186-1** · Normal · 16 day(s) old · created 04/24/2026
500 Building - Poor Lighting around 500 building

Pattern Intelligence

- Total open work orders in source report: **159**, with **21** marked urgent.
- Executive threshold (30+ days): **12** item(s) across **5** hotel(s).
- Regional threshold (14+ days): **32** item(s) across **14** hotel(s).
- Most concentrated aging backlog is at **Baton Rouge - Airline** with **9** 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**