



EAGLE SUITES®

Maintenance Aging Report

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

05/12/2026 | Produced: 7:53 AM

OPEN WORK
ORDERS

169

Current source
report scope

EXECUTIVE 30+
DAYS

7

Across 3 hotel(s)

REGIONAL 14+
DAYS

32

Across 12 hotel(s)

URGENT OPEN
ITEMS

18

Marked urgent in
source

Executive Summary

There are **7** 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 11 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 68 day(s), including urgent work.
- **Conway - Skyline** has 2 item(s) at 30+ days old, oldest at 46 day(s), including urgent work.
- **Tulsa - E 52nd Street** has 1 item(s) at 30+ days old, oldest at 55 day(s).
- **Baton Rouge - Airline** has 11 item(s) at 14+ days old, oldest at 68 day(s), 5 urgent.
- **Eagle Suites - Breckenridge** has 3 item(s) at 14+ days old, oldest at 27 day(s), 1 urgent.
- **North Little Rock - Gray Road** has 3 item(s) at 14+ days old, oldest at 22 day(s), 0 urgent.

Executive Level, 30+ Day Items

Baton Rouge - Airline

Regional Level, 14+ Day Items

Baton Rouge - Airline

4 item(s), oldest 68 day(s), 1 urgent

- **18195-1** · Normal · 68 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working
Airline
- **18196-1** · Normal · 68 day(s) old · created 03/05/2026
rm 427 occupied cable not working
Airline
- **19093-1** · Normal · 45 day(s) old · created 03/28/2026
support pole on side of building 3
needs repaired. Airline
- **19653-1** · Urgent · 34 day(s) old · created 04/08/2026
rm 404 new toilet seat

Conway - Skyline

2 item(s), oldest 46 day(s), 2 urgent

- **19043-1** · Urgent · 46 day(s) old · created 03/27/2026
ATTIC FAN IS OUT. MOTOR WENT
OUT
- **19709-1** · Urgent · 33 day(s) old · created 04/09/2026
ROOM 104 INSTALL A SHOWER
BAR IN TUB DUE TO NURSES
ASKING

Tulsa - E 52nd Street

1 item(s), oldest 55 day(s), no urgent items

- **18665-1** · Normal · 55 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE
FIRST FLOOR END LAUNDRY ROOM

11 item(s), oldest 68 day(s), 5 urgent

- **18195-1** · Normal · 68 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working
Airline
- **18196-1** · Normal · 68 day(s) old · created 03/05/2026
rm 427 occupied cable not working
Airline
- **19093-1** · Normal · 45 day(s) old · created 03/28/2026
support pole on side of building 3
needs repaired. Airline
- **19653-1** · Urgent · 34 day(s) old · created 04/08/2026
rm 404 new toilet seat
- **19829-1** · Urgent · 28 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM
BUILDING 4 BY THE APT COMPLEX
PLEASE Airline
- **19884-1** · Normal · 27 day(s) old · created 04/15/2026
rm 438 vacant paint bathroom door
and shelf Airline
- **20045-1** · Urgent · 22 day(s) old · created 04/20/2026
rm 416 needs a clothes rod installed
Airline
- **20122-1** · Urgent · 20 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 · 20 day(s) old · created 04/22/2026
rm 404 the refig is not staying cold
enough this is the refig that came
from rm Airline
- **20312-1** · Normal · 14 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper
cabinet. Airline
- **20313-1** · Normal · 14 day(s) old · created 04/28/2026
room 103 office needs microwave
Airline

Eagle Suites - Breckenridge

3 item(s), oldest 27 day(s), 1 urgent

- **19879-1** · Normal · 27 day(s) old · created 04/15/2026
Please stain beams under the front office. The exit sign needs to be fixed in
- **20277-1** · Urgent · 14 day(s) old · created 04/28/2026
111 electrical outlets not getting any power. Jose flipped the breakers and it
- **20300-1** · Normal · 14 day(s) old · created 04/28/2026
need sound barriers for fire alarms.

North Little Rock - Gray Road

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

- **20023-1** · Normal · 22 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 · 22 day(s) old · created 04/20/2026
There is a large hole in the fence behind the dumpster across from Daniels
- **20146-1** · Normal · 19 day(s) old · created 04/23/2026
There is a hole in the fence behind the first building, where the fences meets

Conway - Skyline

2 item(s), oldest 46 day(s), 2 urgent

- **19043-1** · Urgent · 46 day(s) old · created 03/27/2026
ATTIC FAN IS OUT. MOTOR WENT OUT
- **19709-1** · Urgent · 33 day(s) old · created 04/09/2026
ROOM 104 INSTALL A SHOWER BAR IN TUB DUE TO NURSES ASKING

Benton - I-30

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

- **19794-1** · Normal · 29 day(s) old · created 04/13/2026
Carport needs to be pressure washed to get the cob webs and dirty off, might better.
- **20282-1** · Normal · 14 day(s) old · created 04/28/2026
Gutters need to be repaired

Baton Rouge - Boardwalk

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

- **19846-1** · Normal · 28 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 · 20 day(s) old · created 04/22/2026
back parking lot lights not working

Baton Rouge - Gwenadele

2 item(s), oldest 19 day(s), 1 urgent

- **20182-1** · Urgent · 19 day(s) old · created 04/23/2026
REMOVE POOL CHAIR FROM BREEZEWAY AND PUT IN DUMPSTER
- **20232-1** · Normal · 17 day(s) old · created 04/25/2026
223 needs headboard

Rock - W Markham Street Little

2 item(s), oldest 19 day(s), 1 urgent

- **20140-1** · Urgent · 19 day(s) old · created 04/23/2026
The building needs to be pressure washed.
- **20173-1** · Normal · 19 day(s) old · created 04/23/2026
Building lights on the street side are out of order

Benton South

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

- **20206-1** · Low · 18 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 · 18 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 55 day(s), no urgent items

- **18665-1** · Normal · 55 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM

Oklahoma City - SW 3rd

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

- **20003-1** · Normal · 22 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 18 day(s), no urgent items

- **20186-1** · Normal · 18 day(s) old · created 04/24/2026
500 Building - Poor Lighting around 500 building

Pattern Intelligence

- Total open work orders in source report: **169**, with **18** marked urgent.
- Executive threshold (30+ days): **7** item(s) across **3** hotel(s).
- Regional threshold (14+ days): **32** item(s) across **12** hotel(s).
- Most concentrated aging backlog is at **Baton Rouge - Airline** with **11** 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**