



EAGLE SUITES®

Maintenance Aging Report

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

05/13/2026 | Produced: 7:51 AM

OPEN WORK
ORDERS

142

Current source
report scope

EXECUTIVE 30+
DAYS

7

Across 4 hotel(s)

REGIONAL 14+
DAYS

31

Across 12 hotel(s)

URGENT OPEN
ITEMS

20

Marked urgent in
source

Executive Summary

There are **7** open work order(s) at the executive 30+ day threshold and **31** 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 69 day(s).
- **Conway - Skyline** has 2 item(s) at 30+ days old, oldest at 47 day(s), including urgent work.
- **Tulsa - E 52nd Street** has 1 item(s) at 30+ days old, oldest at 56 day(s).
- **Baton Rouge - Airline** has 10 item(s) at 14+ days old, oldest at 69 day(s), 3 urgent.
- **Eagle Suites - Breckenridge** has 3 item(s) at 14+ days old, oldest at 28 day(s), 1 urgent.
- **North Little Rock - Gray Road** has 3 item(s) at 14+ days old, oldest at 23 day(s), 0 urgent.

Executive Level, 30+ Day Items

Baton Rouge - Airline

3 item(s), oldest 69 day(s), no urgent items

Regional Level, 14+ Day Items

Baton Rouge - Airline

10 item(s), oldest 69 day(s), 3 urgent

- **18195-1** · Normal · 69 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working
Airline
- **18196-1** · Normal · 69 day(s) old · created 03/05/2026
rm 427 occupied cable not working
Airline
- **19093-1** · Normal · 46 day(s) old · created 03/28/2026
support pole on side of building 3
needs repaired. Airline

Conway - Skyline

2 item(s), oldest 47 day(s), 2 urgent

- **19043-1** · Urgent · 47 day(s) old · created 03/27/2026
ATTIC FAN IS OUT. MOTOR WENT OUT
- **19709-1** · Urgent · 34 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 56 day(s), no urgent items

- **18665-1** · Normal · 56 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM

Benton - I-30

1 item(s), oldest 30 day(s), no urgent items

- **19794-1** · Normal · 30 day(s) old · created 04/13/2026
Carport needs to be pressure washed to get the cob webs and dirty off, might better.

- **18195-1** · Normal · 69 day(s) old · created 03/05/2026
rm 416 occupied. Cable not working
Airline
- **18196-1** · Normal · 69 day(s) old · created 03/05/2026
rm 427 occupied cable not working
Airline
- **19093-1** · Normal · 46 day(s) old · created 03/28/2026
support pole on side of building 3
needs repaired. Airline
- **19829-1** · Urgent · 29 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX
PLEASE Airline
- **20045-1** · Urgent · 23 day(s) old · created 04/20/2026
rm 416 needs a clothes rod installed
Airline
- **20123-1** · Urgent · 21 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
- **20312-1** · Normal · 15 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper cabinet. Airline
- **20313-1** · Normal · 15 day(s) old · created 04/28/2026
room 103 office needs microwave
Airline
- **20356-1** · Normal · 14 day(s) old · created 04/29/2026
room 312 touch up paint on brick wall, wall behind bed and in back of sink. Airline
- **20361-1** · Normal · 14 day(s) old · created 04/29/2026
room 424 occupied clean bathroom threshold Airline

Eagle Suites - Breckenridge

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

- **19879-1** · Normal · 28 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 · 15 day(s) old · created 04/28/2026
111 electrical outlets not getting any power. Jose flipped the breakers and it
- **20300-1** · Normal · 15 day(s) old · created 04/28/2026
need sound barriers for fire alarms.

North Little Rock - Gray Road

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

- **20023-1** · Normal · 23 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 · 23 day(s) old · created 04/20/2026
There is a large hole in the fence behind the dumpster across from Daniels
- **20146-1** · Normal · 20 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 47 day(s), 2 urgent

- **19043-1** · Urgent · 47 day(s) old · created 03/27/2026
ATTIC FAN IS OUT. MOTOR WENT OUT
- **19709-1** · Urgent · 34 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 30 day(s), no urgent items

- **19794-1** · Normal · 30 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 · 15 day(s) old · created 04/28/2026
Gutters need to be repaired
-

Baton Rouge - Boardwalk

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

- **19846-1** · Normal · 29 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 · 21 day(s) old · created 04/22/2026
back parking lot lights not working
-

Baton Rouge - Gwenadele

2 item(s), oldest 20 day(s), 1 urgent

- **20182-1** · Urgent · 20 day(s) old · created 04/23/2026
REMOVE POOL CHAIR FROM BREEZEWAY AND PUT IN DUMPSTER
 - **20232-1** · Normal · 18 day(s) old · created 04/25/2026
223 needs headboard
-

Rock - W Markham Street Little

2 item(s), oldest 20 day(s), 1 urgent

- **20140-1** · Urgent · 20 day(s) old · created 04/23/2026
The building needs to be pressure washed.
 - **20173-1** · Normal · 20 day(s) old · created 04/23/2026
Building lights on the street side are out of order
-

Benton South

2 item(s), oldest 19 day(s), no urgent items

- **20206-1** · Low · 19 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 · 19 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 56 day(s), no urgent items

- **18665-1** · Normal · 56 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 23 day(s), no urgent items

- **20003-1** · Normal · 23 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 19 day(s), no urgent items

- **20186-1** · Normal · 19 day(s) old ·
created 04/24/2026
500 Building - Poor Lighting around
500 building

Pattern Intelligence

- Total open work orders in source report: **142**, with **20** marked urgent.
- Executive threshold (30+ days): **7** item(s) across **4** hotel(s).
- Regional threshold (14+ days): **31** item(s) across **12** 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**