



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

5

Across 4 hotel(s)

REGIONAL 14+
DAYS

31

Across 14 hotel(s)

URGENT OPEN
ITEMS

16

Marked urgent in
source

Executive Summary

There are **5** 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 5 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 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 57 day(s).
- **Benton - I-30** has 1 item(s) at 30+ days old, oldest at 31 day(s).
- **Baton Rouge - Airline** has 5 item(s) at 14+ days old, oldest at 47 day(s), 1 urgent.
- **North Little Rock - Gray Road** has 4 item(s) at 14+ days old, oldest at 24 day(s), 0 urgent.
- **Conway - Skyline** has 3 item(s) at 14+ days old, oldest at 14 day(s), 1 urgent.

Executive Level, 30+ Day Items

Baton Rouge - Airline

2 item(s), oldest 47 day(s), 1 urgent

Regional Level, 14+ Day Items

Baton Rouge - Airline

5 item(s), oldest 47 day(s), 1 urgent

- **19093-1** · Normal · 47 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
- **19829-1** · Urgent · 30 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline

Tulsa - E 52nd Street

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

- **18665-1** · Normal · 57 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 31 day(s), no urgent items

- **19794-1** · Normal · 31 day(s) old · created 04/13/2026
Carport needs to be pressure washed to get the cob webs and dirty off, might better.

Baton Rouge - Boardwalk

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

- **19846-1** · Normal · 30 day(s) old · created 04/14/2026
A/C on 3rd floor for electrical room not kicking on and breaker is tripping

- **19093-1** · Normal · 47 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
- **19829-1** · Urgent · 30 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline
- **20312-1** · Normal · 16 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper cabinet. Airline
- **20356-1** · Normal · 15 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 · 15 day(s) old · created 04/29/2026
room 424 occupied clean bathroom threshold Airline

North Little Rock - Gray Road

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

- **20023-1** · Normal · 24 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 · 24 day(s) old · created 04/20/2026
There is a large hole in the fence behind the dumpster across from Daniels
- **20146-1** · Normal · 21 day(s) old · created 04/23/2026
There is a hole in the fence behind the first building, where the fences meets
- **20407-1** · Normal · 14 day(s) old · created 04/30/2026
Property Sign in front of warehouse is damaged.

Conway - Skyline

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

- **20383-1** · Normal · 14 day(s) old · created 04/30/2026
NEED QUEEN BED FRAME FOR 201, 204, 207, 227, 228, 231
- **20428-1** · Urgent · 14 day(s) old · created 04/30/2026
NEEDS BLINDS 52 X 72
- **20430-1** · Normal · 14 day(s) old · created 04/30/2026
NEED MISC FURNITURE PICKED UP BEHIND RESTURANT.

Little Rock - University

3 item(s), oldest 14 day(s), no urgent items

- **20421-1** · Normal · 14 day(s) old · created 04/30/2026
Side gate by 1000 building (right side if youre front side facing 1000 building) missing boards, cant latch from both sides due to the updated attempts to fix)
- **20422-1** · Normal · 14 day(s) old · created 04/30/2026
whole property needs to be pressure washed
- **20424-1** · Normal · 14 day(s) old · created 04/30/2026
parking lot needs redone - entire parking lot needs relined - several pot holes throughout parking lot (backside of 1000 building , front corner of 2000 building, backside of 3000 building, drive through lane leading to from frontside of 3000 building to backside 3000 building closet to roadway

Benton - I-30

2 item(s), oldest 31 day(s), no urgent items

- **19794-1** · Normal · 31 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 · 16 day(s) old · created 04/28/2026
Gutters need to be repaired

Baton Rouge - Boardwalk

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

- **19846-1** · Normal · 30 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 · 22 day(s) old · created 04/22/2026
back parking lot lights not working

Baton Rouge - Gwenadele

2 item(s), oldest 21 day(s), 1 urgent

- **20182-1** · Urgent · 21 day(s) old · created 04/23/2026
REMOVE POOL CHAIR FROM BREEZEWAY AND PUT IN DUMPSTER
- **20232-1** · Normal · 19 day(s) old · created 04/25/2026
223 needs headboard

Rock - W Markham Street Little

2 item(s), oldest 21 day(s), 1 urgent

- **20140-1** · Urgent · 21 day(s) old · created 04/23/2026
The building needs to be pressure washed.
- **20173-1** · Normal · 21 day(s) old · created 04/23/2026
Building lights on the street side are out of order

Benton South

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

- **20206-1** · Low · 20 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 · 20 day(s) old · created 04/24/2026
Office & Manager Residence - Gutter needs cleaned out and down spout LLC

Eagle Suites - Breckenridge

2 item(s), oldest 16 day(s), 1 urgent

- **20300-1** · Normal · 16 day(s) old · created 04/28/2026
need sound barriers for fire alarms.
- **20388-1** · Urgent · 14 day(s) old · created 04/30/2026
Manager door needs new door knob.

Tulsa - E 52nd Street

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

- **18665-1** · Normal · 57 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 24 day(s), no urgent items

- **20003-1** · Normal · 24 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 20 day(s), no urgent items

- **20186-1** · Normal · 20 day(s) old · created 04/24/2026
500 Building - Poor Lighting around 500 building

Little Rock - Hardin Road

1 item(s), oldest 14 day(s), no urgent items

- **20387-1** · Normal · 14 day(s) old · created 04/30/2026
Room 133 Light in Bathroom does not work Hole behind the toilet needs patched up Toilet rocks back and forth

Pattern Intelligence

- Total open work orders in source report: **143**, with **16** marked urgent.
- Executive threshold (30+ days): **5** item(s) across **4** hotel(s).
- Regional threshold (14+ days): **31** item(s) across **14** hotel(s).
- Most concentrated aging backlog is at **Baton Rouge - Airline** with **5** 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**