



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

168

Current source
report scope

EXECUTIVE 30+
DAYS

5

Across 4 hotel(s)

REGIONAL 14+
DAYS

31

Across 13 hotel(s)

URGENT OPEN
ITEMS

18

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 48 day(s), including urgent work.
- **Tulsa - E 52nd Street** has 1 item(s) at 30+ days old, oldest at 58 day(s).
- **Benton - I-30** has 1 item(s) at 30+ days old, oldest at 32 day(s).
- **Baton Rouge - Airline** has 5 item(s) at 14+ days old, oldest at 48 day(s), 1 urgent.
- **North Little Rock - Gray Road** has 5 item(s) at 14+ days old, oldest at 25 day(s), 0 urgent.
- **Conway - Skyline** has 3 item(s) at 14+ days old, oldest at 15 day(s), 1 urgent.

Executive Level, 30+ Day Items

Baton Rouge - Airline

2 item(s), oldest 48 day(s), 1 urgent

Regional Level, 14+ Day Items

Baton Rouge - Airline

5 item(s), oldest 48 day(s), 1 urgent

- **19093-1** · Normal · 48 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
- **19829-1** · Urgent · 31 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 58 day(s), no urgent items

- **18665-1** · Normal · 58 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 32 day(s), no urgent items

- **19794-1** · Normal · 32 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 31 day(s), no urgent items

- **19846-1** · Normal · 31 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 · 48 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
- **19829-1** · Urgent · 31 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline
- **20312-1** · Normal · 17 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper cabinet. Airline
- **20356-1** · Normal · 16 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 · 16 day(s) old · created 04/29/2026
room 424 occupied clean bathroom threshold Airline

North Little Rock - Gray Road

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

- **20023-1** · Normal · 25 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 · 25 day(s) old · created 04/20/2026
There is a large hole in the fence behind the dumpster across from Daniels
- **20146-1** · Normal · 22 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 · 15 day(s) old · created 04/30/2026
Property Sign in front of warehouse is damaged.
- **20449-1** · Normal · 14 day(s) old · created 05/01/2026
Room 543 needs breaker replaced

(should have already been ordered by the

Conway - Skyline

3 item(s), oldest 15 day(s), 1 urgent

- **20383-1** · Normal · 15 day(s) old · created 04/30/2026
NEED QUEEN BED FRAME FOR 201, 204, 207, 227, 228, 231
- **20428-1** · Urgent · 15 day(s) old · created 04/30/2026
NEEDS BLINDS 52 X 72
- **20430-1** · Normal · 15 day(s) old · created 04/30/2026
NEED MISC FURNITURE PICKED UP BEHIND RESTURANT.

Little Rock - University

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

- **20421-1** · Normal · 15 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 · 15 day(s) old · created 04/30/2026
whole property needs to be pressure washed
- **20424-1** · Normal · 15 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

Tulsa - E 52nd Street

2 item(s), oldest 58 day(s), no urgent items

- **18665-1** · Normal · 58 day(s) old · created 03/18/2026

CAMERA'S BY ROOM 145 AND THE
FIRST FLOOR END LAUNDRY ROOM

- **20455-1** · Normal · 14 day(s) old ·
created 05/01/2026
NEED THE BIG POWER WASHER
-

Benton - I-30

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

- **19794-1** · Normal · 32 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 · 17 day(s) old ·
created 04/28/2026
Gutters need to be repaired
-

Baton Rouge - Boardwalk

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

- **19846-1** · Normal · 31 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 · 23 day(s) old ·
created 04/22/2026
back parking lot lights not working
-

Rock - W Markham Street Little

2 item(s), oldest 22 day(s), 1 urgent

- **20140-1** · Urgent · 22 day(s) old ·
created 04/23/2026
The building needs to be pressure
washed.
 - **20173-1** · Normal · 22 day(s) old ·
created 04/23/2026
Building lights on the street side are
out of order
-

Benton South

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

- **20206-1** · Low · 21 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 · 21 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 17 day(s), 1 urgent

- **20300-1** · Normal · 17 day(s) old ·
created 04/28/2026
need sound barriers for fire alarms.
- **20388-1** · Urgent · 15 day(s) old ·
created 04/30/2026
Manager door needs new door
knob.

Jacksonville - Shamrock

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

- **20186-1** · Normal · 21 day(s) old ·
created 04/24/2026
500 Building - Poor Lighting around
500 building

Baton Rouge - Gwenadele

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

- **20232-1** · Normal · 20 day(s) old ·
created 04/25/2026
223 needs headboard

Little Rock - Hardin Road

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

- **20387-1** · Normal · 15 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: **168**, with **18** marked urgent.
- Executive threshold (30+ days): **5** item(s) across **4** hotel(s).
- Regional threshold (14+ days): **31** item(s) across **13** hotel(s).
- Most concentrated aging backlog is at **Baton Rouge - Airline** with **5** item(s) currently at the 14+ day threshold.

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**