



EAGLE SUITES®

Maintenance Aging Report

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

05/28/2026 | Produced: 7:51 AM

OPEN WORK
ORDERS

151

Current source
report scope

EXECUTIVE 30+
DAYS

7

Across 5 hotel(s)

REGIONAL 14+
DAYS

27

Across 11 hotel(s)

URGENT OPEN
ITEMS

14

Marked urgent in
source

Executive Summary

There are **7** open work order(s) at the executive 30+ day threshold and **27** open work order(s) at the regional 14+ day threshold. The current aged backlog is concentrated most heavily at **Baton Rouge - Gwenadele** 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 3 item(s) at 30+ days old, oldest at 61 day(s), including urgent work.
- **Tulsa - E 52nd Street** has 1 item(s) at 30+ days old, oldest at 71 day(s).
- **Baton Rouge - Boardwalk** has 1 item(s) at 30+ days old, oldest at 36 day(s).
- **Baton Rouge - Gwenadele** has 11 item(s) at 14+ days old, oldest at 20 day(s), 1 urgent.
- **Baton Rouge - Airline** has 5 item(s) at 14+ days old, oldest at 61 day(s), 2 urgent.
- **Little Rock - University** has 3 item(s) at 14+ days old, oldest at 28 day(s), 0 urgent.

Executive Level, 30+ Day Items

Baton Rouge - Airline

3 item(s), oldest 61 day(s), 1 urgent

Regional Level, 14+ Day Items

Baton Rouge - Gwenadele

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

- **19093-1** · Normal · 61 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
- **19829-1** · Urgent · 44 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline
- **20312-1** · Normal · 30 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper cabinet. Airline

Tulsa - E 52nd Street

1 item(s), oldest 71 day(s), no urgent items

- **18665-1** · Normal · 71 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM

Baton Rouge - Boardwalk

1 item(s), oldest 36 day(s), no urgent items

- **20100-1** · Normal · 36 day(s) old · created 04/22/2026
back parking lot lights not working

Jacksonville - Shamrock

1 item(s), oldest 34 day(s), no urgent items

- **20186-1** · Normal · 34 day(s) old · created 04/24/2026
500 Building - Poor Lighting around 500 building

Eagle Suites - Breckenridge

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

- **20300-1** · Normal · 30 day(s) old · created 04/28/2026
need sound barriers for fire alarms.

- **20629-1** · Normal · 20 day(s) old · created 05/08/2026
324 hang blind back up
- **20641-1** · Normal · 20 day(s) old · created 05/08/2026
need new a/c: 318,218,331,334
- **20642-1** · Normal · 20 day(s) old · created 05/08/2026
218 ceiling wet from room 318 a/c leaking
- **20647-1** · Normal · 20 day(s) old · created 05/08/2026
317- lock is broke at entrance and the toilet moves/ needs to be silicone to the
- **20677-1** · Normal · 19 day(s) old · created 05/09/2026
320 , needs stripping so water does not enter when raining(weather stripping
- **20790-1** · Normal · 15 day(s) old · created 05/13/2026
move bed frames out of 319 and move the frame from room 349 into 319
- **20845-1** · Urgent · 14 day(s) old · created 05/14/2026
Room 361 needs a tv installed. One of the tvs doesnt work. -Update, per drywall repair. JK
- **20868-1** · Normal · 14 day(s) old · created 05/14/2026
341 bathroom fan not working
- **20869-1** · Normal · 14 day(s) old · created 05/14/2026
340 door is sticking
- **20871-1** · Normal · 14 day(s) old · created 05/14/2026
340 ac not working
- **20878-1** · Normal · 14 day(s) old · created 05/14/2026
120 flush needs to be adjusted at toilet (ask guest what he means i had a

Baton Rouge - Airline

5 item(s), oldest 61 day(s), 2 urgent

- **19093-1** · Normal · 61 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
- **19829-1** · Urgent · 44 day(s) old · created 04/14/2026
FIX FENCE ACROSS FROM BUILDING 4 BY THE APT COMPLEX PLEASE Airline
- **20312-1** · Normal · 30 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper cabinet. Airline
- **20619-1** · Normal · 21 day(s) old · created 05/07/2026
room 312 paint, clean tub, paint back of door, repair brick, PTAC cover loose Airline
- **20740-1** · Urgent · 16 day(s) old · created 05/12/2026
fence new hole where people are cutting though near old pool area across Airline

Little Rock - University

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

- **20421-1** · Normal · 28 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 · 28 day(s) old · created 04/30/2026
whole property needs to be pressure washed
- **20424-1** · Normal · 28 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

1 item(s), oldest 71 day(s), no urgent items

- **18665-1** · Normal · 71 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145 AND THE FIRST FLOOR END LAUNDRY ROOM

Baton Rouge - Boardwalk

1 item(s), oldest 36 day(s), no urgent items

- **20100-1** · Normal · 36 day(s) old · created 04/22/2026
back parking lot lights not working

Jacksonville - Shamrock

1 item(s), oldest 34 day(s), no urgent items

- **20186-1** · Normal · 34 day(s) old · created 04/24/2026
500 Building - Poor Lighting around 500 building

Eagle Suites - Breckenridge

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

- **20300-1** · Normal · 30 day(s) old · created 04/28/2026
need sound barriers for fire alarms.

Oklahoma City - NW Expressway

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

- **20539-1** · Normal · 23 day(s) old · created 05/05/2026
!! power for laundry door need hooked up now that B LINE has been out here

Benton - Military Rd

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

- **20621-1** · Normal · 21 day(s) old · created 05/07/2026
room 107 needs stove rings for their stove.

Little Rock - Hardin Road

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

- **20747-1** · Normal · 16 day(s) old · created 05/12/2026
NEED KIM WITH TRAILER TO REMOVE OLD FURNITURE IN STORAGE

Benton South

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

- **20806-1** · Normal · 15 day(s) old · created 05/13/2026
203 - House at the end of Conrad Street on Sevier Street needs the bushes LLC

Pattern Intelligence

- Total open work orders in source report: **151**, with **14** marked urgent.
- Executive threshold (30+ days): **7** item(s) across **5** hotel(s).
- Regional threshold (14+ days): **27** item(s) across **11** hotel(s).
- Most concentrated aging backlog is at **Baton Rouge - Gwenadele** 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**