



EAGLE SUITES®

Maintenance Aging Report

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

05/29/2026 | Produced: 7:51 AM

OPEN WORK
ORDERS

166

Current source
report scope

EXECUTIVE 30+
DAYS

6

Across 5 hotel(s)

REGIONAL 14+
DAYS

22

Across 11 hotel(s)

URGENT OPEN
ITEMS

14

Marked urgent in
source

Executive Summary

There are **6** open work order(s) at the executive 30+ day threshold and **22** open work order(s) at the regional 14+ day threshold. The current aged backlog is concentrated most heavily at **Baton Rouge - Gwenadele** with 9 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 62 day(s).
- **Tulsa - E 52nd Street** has 1 item(s) at 30+ days old, oldest at 72 day(s).
- **Baton Rouge - Boardwalk** has 1 item(s) at 30+ days old, oldest at 37 day(s).
- **Baton Rouge - Gwenadele** has 9 item(s) at 14+ days old, oldest at 21 day(s), 0 urgent.
- **Little Rock - University** has 3 item(s) at 14+ days old, oldest at 29 day(s), 0 urgent.
- **Baton Rouge - Airline** has 2 item(s) at 14+ days old, oldest at 62 day(s), 0 urgent.

Executive Level, 30+ Day Items

Baton Rouge - Airline

2 item(s), oldest 62 day(s), no urgent items

- **19093-1** · Normal · 62 day(s) old · created 03/28/2026

Regional Level, 14+ Day Items

Baton Rouge - Gwenadele

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

- **20629-1** · Normal · 21 day(s) old · created 05/08/2026

support pole on side of building 3
needs repaired. Airline

- **20312-1** · Normal · 31 day(s) old ·
created 04/28/2026
rm 116 vacant. Add shelves to upper
cabinet. Airline

Tulsa - E 52nd Street

1 item(s), oldest 72 day(s), no urgent items

- **18665-1** · Normal · 72 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 37 day(s), no urgent items

- **20100-1** · Normal · 37 day(s) old ·
created 04/22/2026
back parking lot lights not working

Jacksonville - Shamrock

1 item(s), oldest 35 day(s), no urgent items

- **20186-1** · Normal · 35 day(s) old ·
created 04/24/2026
500 Building - Poor Lighting around
500 building

Eagle Suites - Breckenridge

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

- **20300-1** · Normal · 31 day(s) old ·
created 04/28/2026
need sound barriers for fire alarms.

324 hang blind back up

- **20641-1** · Normal · 21 day(s) old ·
created 05/08/2026
need new a/c: 318,218,331,334
- **20642-1** · Normal · 21 day(s) old ·
created 05/08/2026
218 ceiling wet from room 318 a/c
leaking
- **20647-1** · Normal · 21 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 · 20 day(s) old ·
created 05/09/2026
320 , needs stripping so water does
not enter when raining(weather
stripping
- **20790-1** · Normal · 16 day(s) old ·
created 05/13/2026
move bed frames out of 319 and
move the frame from room 349 into
319
- **20868-1** · Normal · 15 day(s) old ·
created 05/14/2026
341 bathroom fan not working
- **20869-1** · Normal · 15 day(s) old ·
created 05/14/2026
340 door is sticking
- **20871-1** · Normal · 15 day(s) old ·
created 05/14/2026
340 ac not working

Little Rock - University

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

- **20421-1** · Normal · 29 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 · 29 day(s) old ·
created 04/30/2026
whole property needs to be
pressure washed

- **20424-1** · Normal · 29 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
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Baton Rouge - Airline

2 item(s), oldest 62 day(s), no urgent items

- **19093-1** · Normal · 62 day(s) old · created 03/28/2026
support pole on side of building 3 needs repaired. Airline
 - **20312-1** · Normal · 31 day(s) old · created 04/28/2026
rm 116 vacant. Add shelves to upper cabinet. Airline
-

Tulsa - E 52nd Street

1 item(s), oldest 72 day(s), no urgent items

- **18665-1** · Normal · 72 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 37 day(s), no urgent items

- **20100-1** · Normal · 37 day(s) old · created 04/22/2026
back parking lot lights not working
-

Jacksonville - Shamrock

1 item(s), oldest 35 day(s), no urgent items

- **20186-1** · Normal · 35 day(s) old · created 04/24/2026
500 Building - Poor Lighting around 500 building
-

Eagle Suites - Breckenridge

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

- **20300-1** · Normal · 31 day(s) old · created 04/28/2026
need sound barriers for fire alarms.

Oklahoma City - NW Expressway

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

- **20539-1** · Normal · 24 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 22 day(s), no urgent items

- **20621-1** · Normal · 22 day(s) old · created 05/07/2026
room 107 needs stove rings for their stove.

Little Rock - Hardin Road

1 item(s), oldest 17 day(s), no urgent items

- **20747-1** · Normal · 17 day(s) old · created 05/12/2026
NEED KIM WITH TRAILER TO REMOVE OLD FURNITURE IN STORAGE

Benton South

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

- **20806-1** · Normal · 16 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: **166**, with **14** marked urgent.
- Executive threshold (30+ days): **6** item(s) across **5** hotel(s).
- Regional threshold (14+ days): **22** item(s) across **11** hotel(s).
- Most concentrated aging backlog is at **Baton Rouge - Gwenadele** with **9** 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**