



EAGLE SUITES®

Maintenance Aging Report

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

06/09/2026 | Produced: 7:51 AM

OPEN WORK
ORDERS

173

Current source
report scope

EXECUTIVE 30+
DAYS

3

Across 3 hotel(s)

REGIONAL 14+
DAYS

18

Across 8 hotel(s)

URGENT OPEN
ITEMS

8

Marked urgent in
source

Executive Summary

There are **3** open work order(s) at the executive 30+ day threshold and **18** open work order(s) at the regional 14+ day threshold. The current aged backlog is concentrated most heavily at **Tulsa - E 52nd Street** with 8 item(s). This report is built to keep the executive view exception-based and the regional view operational.

What Needs Attention Now

- **Tulsa - E 52nd Street** has 1 item(s) at 30+ days old, oldest at 83 day(s).
- **Baton Rouge - Boardwalk** has 1 item(s) at 30+ days old, oldest at 48 day(s).
- **Oklahoma City - NW Expressway** has 1 item(s) at 30+ days old, oldest at 35 day(s).
- **Tulsa - E 52nd Street** has 8 item(s) at 14+ days old, oldest at 83 day(s), 0 urgent.
- **Baton Rouge - Gwenadele** has 4 item(s) at 14+ days old, oldest at 26 day(s), 0 urgent.
- **Baton Rouge - Boardwalk** has 1 item(s) at 14+ days old, oldest at 48 day(s), 0 urgent.

Executive Level, 30+ Day Items

Tulsa - E 52nd Street

1 item(s), oldest 83 day(s), no urgent items

Regional Level, 14+ Day Items

Tulsa - E 52nd Street

8 item(s), oldest 83 day(s), no urgent items

- **18665-1** · Normal · 83 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145, end laundry 1, main building 1,2,3, breezeway 1
-

Baton Rouge - Boardwalk

1 item(s), oldest 48 day(s), no urgent items

- **20100-1** · Normal · 48 day(s) old · created 04/22/2026
back parking lot lights not working
-

Oklahoma City - NW Expressway

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

- **20539-1** · Normal · 35 day(s) old · created 05/05/2026
!! power for laundry door need hooked up now that B LINE has been out here

- **18665-1** · Normal · 83 day(s) old · created 03/18/2026
CAMERA'S BY ROOM 145, end laundry 1, main building 1,2,3, breezeway 1
 - **20957-1** · Normal · 22 day(s) old · created 05/18/2026
room 122
 - **20959-1** · Normal · 22 day(s) old · created 05/18/2026
need the drains outside in court yard covered the holes and the grates
 - **20990-1** · Normal · 22 day(s) old · created 05/18/2026
Guest Laundry Room: Leak behind the first washer closest to the commercial
 - **20992-1** · Normal · 22 day(s) old · created 05/18/2026
Guest Laundry Room: behind the row of dryers the ventilation system is not hazard to the guests and employees due to slipping.
 - **21009-1** · Normal · 21 day(s) old · created 05/19/2026
HOTEL HAS INFESTATION OF MICE
 - **21117-1** · Normal · 19 day(s) old · created 05/21/2026
leak in assistant managers bathroom mildew really bad, door will not shut
 - **21167-1** · Normal · 18 day(s) old · created 05/22/2026
staff washer needs some kind of cleaner for the washer it smells horrible
-

Baton Rouge - Gwenadele

4 item(s), oldest 26 day(s), no urgent items

- **20871-1** · Normal · 26 day(s) old · created 05/14/2026
340 ac not working
- **21035-1** · Normal · 21 day(s) old · created 05/19/2026
330 fix a/c
- **21036-1** · Normal · 21 day(s) old · created 05/19/2026
331 fix ptac

- **21110-1** · Normal · 19 day(s) old · created 05/21/2026
343 ptac has a fairly substantial water leak, I turned it off rd
-

Baton Rouge - Boardwalk

1 item(s), oldest 48 day(s), no urgent items

- **20100-1** · Normal · 48 day(s) old · created 04/22/2026
back parking lot lights not working
-

Oklahoma City - NW Expressway

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

- **20539-1** · Normal · 35 day(s) old · created 05/05/2026
!! power for laundry door need hooked up now that B LINE has been out here
-

Little Rock - University

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

- **21067-1** · Normal · 20 day(s) old · created 05/20/2026
several of our bulbs are out on our big joe eagle sign on the front entrance of
-

Benton South

1 item(s), oldest 19 day(s), 1 urgent

- **21153-1** · Urgent · 19 day(s) old · created 05/21/2026
113 - needs full Reno LLC
-

Tulsa - S Yale Ave

1 item(s), oldest 18 day(s), no urgent items

- **21177-1** · Normal · 18 day(s) old · created 05/22/2026
315 needs new tv the lcd is out
-

Oklahoma City - SW 3rd

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

- **21197-1** · Normal · 17 day(s) old · created 05/23/2026

Pattern Intelligence

- Total open work orders in source report: **173**, with **8** marked urgent.
- Executive threshold (30+ days): **3** item(s) across **3** hotel(s).
- Regional threshold (14+ days): **18** item(s) across **8** hotel(s).
- Most concentrated aging backlog is at **Tulsa - E 52nd Street** with **8** item(s) currently at the 14+ day threshold.
- PTAC / HVAC-related items appear repeatedly in the aged backlog, with **2** 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**