



EAGLE SUITES®

Maintenance Aging Report

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

06/22/2026 | Produced: 7:50 AM

OPEN WORK
ORDERS

219

Current source
report scope

EXECUTIVE 30+
DAYS

8

Across 5 hotel(s)

REGIONAL 14+
DAYS

41

Across 13 hotel(s)

URGENT OPEN
ITEMS

22

Marked urgent in
source

Executive Summary

There are **8** open work order(s) at the executive 30+ day threshold and **41** open work order(s) at the regional 14+ day threshold. The current aged backlog is concentrated most heavily at **Tulsa - E 52nd Street** with 11 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 4 item(s) at 30+ days old, oldest at 35 day(s).
- **Baton Rouge - Boardwalk** has 1 item(s) at 30+ days old, oldest at 61 day(s).
- **Oklahoma City - NW Expressway** has 1 item(s) at 30+ days old, oldest at 48 day(s).
- **Tulsa - E 52nd Street** has 11 item(s) at 14+ days old, oldest at 35 day(s), 0 urgent.
- **Baton Rouge - Gwenadele** has 6 item(s) at 14+ days old, oldest at 34 day(s), 0 urgent.
- **Jacksonville - Shamrock** has 5 item(s) at 14+ days old, oldest at 18 day(s), 0 urgent.

Executive Level, 30+ Day Items

Tulsa - E 52nd Street

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

Regional Level, 14+ Day Items

Tulsa - E 52nd Street

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

- **20959-1** · Normal · 35 day(s) old · created 05/18/2026
need the drains outside in court yard covered the holes and the grates
- **20990-1** · Normal · 35 day(s) old · created 05/18/2026
Guest Laundry Room: Leak behind the first washer closest to the commercial
- **20992-1** · Normal · 35 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 · 34 day(s) old · created 05/19/2026
HOTEL HAS INFESTATION OF MICE

Baton Rouge - Boardwalk

1 item(s), oldest 61 day(s), no urgent items

- **20100-1** · Normal · 61 day(s) old · created 04/22/2026
back parking lot lights not working

Oklahoma City - NW Expressway

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

- **20539-1** · Normal · 48 day(s) old · created 05/05/2026
!! power for laundry door need hooked up now that B LINE has been out here

Baton Rouge - Gwenadele

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

- **21036-1** · Normal · 34 day(s) old · created 05/19/2026
331 fix ptac-missing parts

Little Rock - University

1 item(s), oldest 33 day(s), no urgent items

- **21067-1** · Normal · 33 day(s) old · created 05/20/2026
several of our bulbs are out on our big joe eagle sign on the front entrance of

- **20959-1** · Normal · 35 day(s) old · created 05/18/2026
need the drains outside in court yard covered the holes and the grates
- **20990-1** · Normal · 35 day(s) old · created 05/18/2026
Guest Laundry Room: Leak behind the first washer closest to the commercial
- **20992-1** · Normal · 35 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 · 34 day(s) old · created 05/19/2026
HOTEL HAS INFESTATION OF MICE
- **21372-1** · Normal · 24 day(s) old · created 05/29/2026
breaker boxes need to be labeled
- **21395-1** · Normal · 24 day(s) old · created 05/29/2026
the drain in courtyard are clogged again
- **21410-1** · Normal · 23 day(s) old · created 05/30/2026
fan needs to be placed back in attic
- **21464-1** · Normal · 21 day(s) old · created 06/01/2026
maintenance apt. bed room is not cooling down
- **21552-1** · Normal · 19 day(s) old · created 06/03/2026
MAIN. APT. does not work. the stove light that indicates its on stays on all the time.
- **21565-1** · Normal · 19 day(s) old · created 06/03/2026
room 236 needs to be looked at and see what we can do to fix the problem.
- **21679-1** · Normal · 14 day(s) old · created 06/08/2026
gen. managers apt. first toilet has a leak and leaked into the lobby

Baton Rouge - Gwenadele

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

- **21036-1** · Normal · 34 day(s) old · created 05/19/2026
331 fix ptac-missing parts
- **21282-1** · Normal · 26 day(s) old · created 05/27/2026
218- Ceiling needs drywall repair.
- **21495-1** · Normal · 20 day(s) old · created 06/02/2026
108-Plumbing in room still need to be fixed. JK repairs.
- **21502-1** · Normal · 20 day(s) old · created 06/02/2026
132- The hot water does not turn on in bathroom sink. Update: Requires plumber
- **21529-1** · Normal · 19 day(s) old · created 06/03/2026
128- the outside ptac box needs repair. JK
- **21685-1** · Normal · 14 day(s) old · created 06/08/2026
104 shower not working, no water pressure - murphy and isaac already Update:06/12-Murphy and Issac stated that a plumber is required to complete repairs.

Jacksonville - Shamrock

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

- **21570-1** · Normal · 18 day(s) old · created 06/04/2026
Republic trash has requested that the cable going to the 400 building be correctly.
- **21571-1** · Normal · 18 day(s) old · created 06/04/2026
Republic trash has requested that the cable going to the 400 building be correctly.
- **21572-1** · Normal · 18 day(s) old · created 06/04/2026
100 Building - cover up soffit from support repairs that were made.
- **21578-1** · Normal · 18 day(s) old · created 06/04/2026
Paint 500 water heater closet from

where it was repaired from being hit a long

- **21597-1** · Normal · 18 day(s) old · created 06/04/2026
RM 643 - T.V. Needs Replaced
-

Benton - I-30

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

- **21573-1** · Normal · 18 day(s) old · created 06/04/2026
Need to Request Quote from Bud regarding the bridge between the two Quote to repair. Quote to removal.
 - **21574-1** · Normal · 18 day(s) old · created 06/04/2026
Boiler Room by Guest Laundry: heaters and the other is in the back corner of the room. The one towards the back appears to be a leak from the room above around the toilet/drain pipe - slow leak. The one by the water heater is catching water dripping out of a large PVC pipe.
 - **21575-1** · Normal · 18 day(s) old · created 06/04/2026
Building 2 stair landing repair, corner has broken off. Doyle
 - **21576-1** · Normal · 18 day(s) old · created 06/04/2026
Storage door needs a pull handle since the door handle/lock was removed.
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Eagle Suites - Breckenridge

3 item(s), oldest 25 day(s), 3 urgent

- **21333-1** · Urgent · 25 day(s) old · created 05/28/2026
inspect gutters in front of office. When it rains, it puddles in front of office door. Titan
- **21690-1** · Urgent · 14 day(s) old · created 06/08/2026
3-5 TV's. None on hand and some needed in rooms
- **21691-1** · Urgent · 14 day(s) old · created 06/08/2026
Go room to room checking PTAC for

water/sludge build up (shop vac)
and

Oklahoma City - NE I-35

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

- **21479-1** · Normal · 20 day(s) old · created 06/02/2026
ROOM 227 NEEDS A NEW PTAC
 - **21661-1** · Normal · 14 day(s) old · created 06/08/2026
room 228 and 309 ptac outlet needs to be replaced
 - **21664-1** · Normal · 14 day(s) old · created 06/08/2026
room 327 kitchen outlet needs to be replaced
-

Little Rock - University

2 item(s), oldest 33 day(s), no urgent items

- **21067-1** · Normal · 33 day(s) old · created 05/20/2026
several of our bulbs are out on our big joe eagle sign on the front entrance of
 - **21492-1** · Normal · 20 day(s) old · created 06/02/2026
Touch up paint on Exterior of building, especially back of 3000 bldg, between
-

Little Rock - Hardin Road

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

- **21411-1** · Normal · 23 day(s) old · created 05/30/2026
Room 102 Needs Plumber Benny Handi Cap Room Shower floor cracked Toilet will not flush all the way
 - **21555-1** · Normal · 19 day(s) old · created 06/03/2026
#216 needs to be painted
-

Baton Rouge - Boardwalk

1 item(s), oldest 61 day(s), no urgent items

- **20100-1** · Normal · 61 day(s) old · created 04/22/2026

back parking lot lights not working

Oklahoma City - NW Expressway

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

- **20539-1** · Normal · 48 day(s) old · created 05/05/2026
!! power for laundry door need hooked up now that B LINE has been out here

Tulsa - S Yale Ave

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

- **21484-1** · Normal · 20 day(s) old · created 06/02/2026
#326 Full paint

Conway - Skyline

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

- **21618-1** · Normal · 18 day(s) old · created 06/04/2026
rm 209 needs tiles behind tub
faucet replaced rm 209 needs full repaint rm 209 needs new toilet seat
rm 209 needs vent in bathroom
fixed rm 209 needs cracks in baseboards fixed

North Little Rock - Gray Road

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

- **21577-1** · Normal · 18 day(s) old · created 06/04/2026
Need Quote from Bud to repair stairs, check all stairs and railings at NLR for

Pattern Intelligence

- Total open work orders in source report: **219**, with **22** marked urgent.
- Executive threshold (30+ days): **8** item(s) across **5** hotel(s).
- Regional threshold (14+ days): **41** item(s) across **13** hotel(s).
- Most concentrated aging backlog is at **Tulsa - E 52nd Street** with **11** item(s) currently at the 14+ day threshold.

- PTAC / HVAC-related items appear repeatedly in the aged backlog, with **5** 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**