



SKYLINE

CLOUD & DATA CENTRE

Asset Management

Enterprise asset management and a full fixed-asset register in one system — from acquisition through depreciation, tracking, audit and disposal — on the Skyline application cloud.

Asset register

Depreciation & book value

Impairment & revaluation

Capital projects (CIP)

GPS & geofencing

Warranty & insurance

Physical audit

CMMS-linked

5

DEPRECIATION METHODS ASSET LIFECYCLE

Full

GPS

LIVE TRACKING

31

LANGUAGES · AR RTL

SECTION 01

What the Skyline Asset Management is

The Skyline Asset Management module is an enterprise asset-management system and a fixed-asset register in one. It holds the single source of truth for every asset an organisation owns — what it is, where it is, who holds it, what it is worth, how it is depreciating, and whether it is insured, under warranty, compliant and reliable — across any industry, from hospitals and facilities to plant, fleet and data centres.

It is the foundation the Skyline **CMMS** maintains, the **FMS** locates and the **Finance** module posts against — one register, shared across the suite, so a work order, a floor plan and a depreciation entry all point at the same asset with no duplication.

OPERATIONS AND THE BALANCE SHEET, TOGETHER

Most tools do either the engineering register or the fixed-asset ledger. Skyline does both on one record — criticality, GPS and maintenance history alongside acquisition cost, accumulated depreciation and book value.

The platform at a glance



Complete register

Hierarchy, class, condition, criticality, specs, documents and QR labels — one record per asset.



Fixed-asset accounting

Acquisition, five depreciation methods, impairment, revaluation and disposal with GL mapping.



Capital projects

Construction-in-progress that capitalises into a depreciating asset on completion.



Live tracking

GPS / BLE / RFID / NFC location, geofence alerts and movement history.



Warranty & insurance

Cover tracked with expiry alerts; claims made before they lapse.



Audit & compliance

Physical audits, findings, SOX / environmental status and a full audit trail.

SECTION 02

Asset Register & Hierarchy

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One record per asset

Code, name, class, type (movable / immovable / fixed / current / intangible), condition and criticality (A/B/C) with a risk score — plus nameplate, capacity, ratings and technical specs.

•

Parent-child hierarchy

Group assets roll up value and depreciation from their children; components are tracked against the parent.

•

Documents & media

Manuals, certificates, photos and nameplate data attached to the asset; QR / barcode labels for scan-to-find.

•

Import & export

Bulk-load the register from a template, export to Excel, and print an asset card per item.

•

Cost centres

Every asset carries a cost-centre code so value and expense land against the right owner.

SECTION 03

Fixed-Asset Accounting



Acquisition

Purchase, lease, donation, construction or transfer — with PO number, price, currency and exchange rate captured at acquisition.



Depreciation, five methods

Straight-line, declining-balance, double-declining, sum-of-years-digits and units-of-production — with useful life, rate, start date and a GL account.



Impairment & revaluation

Book value can be impaired or revalued with a dated, audited record; the asset carries its last impairment and revaluation.



Disposal

Retire or sell an asset with the gain / loss computed against net book value.



Fixed-asset register

The statutory register and an asset-valuation report — original cost, accumulated depreciation and current book value, exportable.

SECTION 04

Capital Projects (CIP)



Construction in progress

Track capital projects with budget vs accumulated cost, a project manager, contractor and milestones.



Cost accumulation

Costs and documents accrue against the project while it is built — not yet depreciating.



Capitalised interest

Optionally capitalise borrowing interest into the project at a set rate.



Capitalise on completion

On completion the project becomes a depreciating fixed asset in one step, carrying its accumulated cost.

SECTION 05

Allocation, Custody & Tracking



Employee assignment

Assign an asset to an employee or department with a custody record; requests, allocation and revocation are workflow-driven.



GPS / BLE / RFID / NFC

Live location by GPS ping, BLE beacon, RFID or NFC / QR scan — with last-seen, current floor / zone / room and a movement history.



Geofencing

Draw a geofence per asset and alert on entry, exit or dwell — so high-value or restricted assets can't drift unnoticed.



Utilisation

Operating hours and movement feed a utilisation view — is the asset earning its keep, or idle?

SECTION 06

Warranty, Insurance & Maintenance



Warranty

Provider, start / end, terms and status (under warranty / expired / none) with expiry alerts so claims are made in time.



Insurance

Policy number, provider, coverage amount and expiry — tracked and alerted, with an insured / value view.



Maintenance link

Assets connect to the Skyline CMMS — PPM, work orders and maintenance cost accrue against the asset record.



Reliability metrics

MTBF, MTTR, downtime hours, operating hours and maintenance count per asset — reliability, measured.

SECTION 07

Audit, Compliance & Governance



Physical audits

Plan an audit by location and category, assign a lead auditor and team, set verification methods, then track verified vs total assets, issues found and completion.



Findings & follow-up

Audit findings are logged against assets for correction and re-verification.



Compliance status

SOX and environmental compliance status per asset (compliant / requires attention / not assessed).



Full audit trail

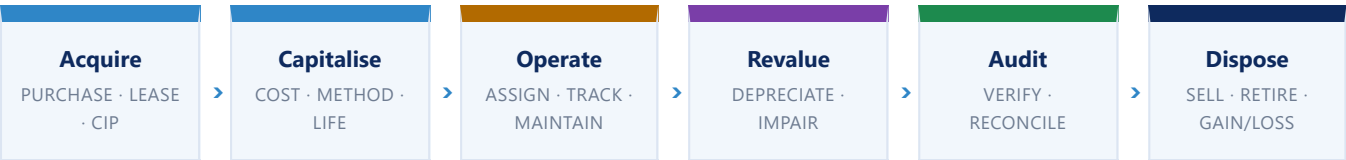
An append-only audit log records every change — acquisition, movement, revaluation, disposal — for finance and regulators.

SECTION 08

The asset lifecycle

Acquisition to disposal, on one record

Every asset moves through one governed lifecycle — and each stage is dated, valued and audited on the same record, so the engineering view and the balance-sheet view never diverge.



Depreciation — five methods

METHOD	HOW IT CHARGES
Straight-line	Equal charge each year over useful life — the default for most fixed assets.
Declining-balance	A fixed rate on reducing book value — heavier early-life depreciation.
Double-declining	Accelerated declining-balance at twice the straight-line rate.
Sum-of-years-digits	Accelerated by a weighted fraction of remaining life.
Units-of-production	By output or operating hours — depreciation that follows usage, not the calendar.

ONE NUMBER, TWO AUDIENCES

Maintenance sees criticality and reliability; finance sees cost, accumulated depreciation and book value — both read the same asset, so the register reconciles to the ledger by construction.

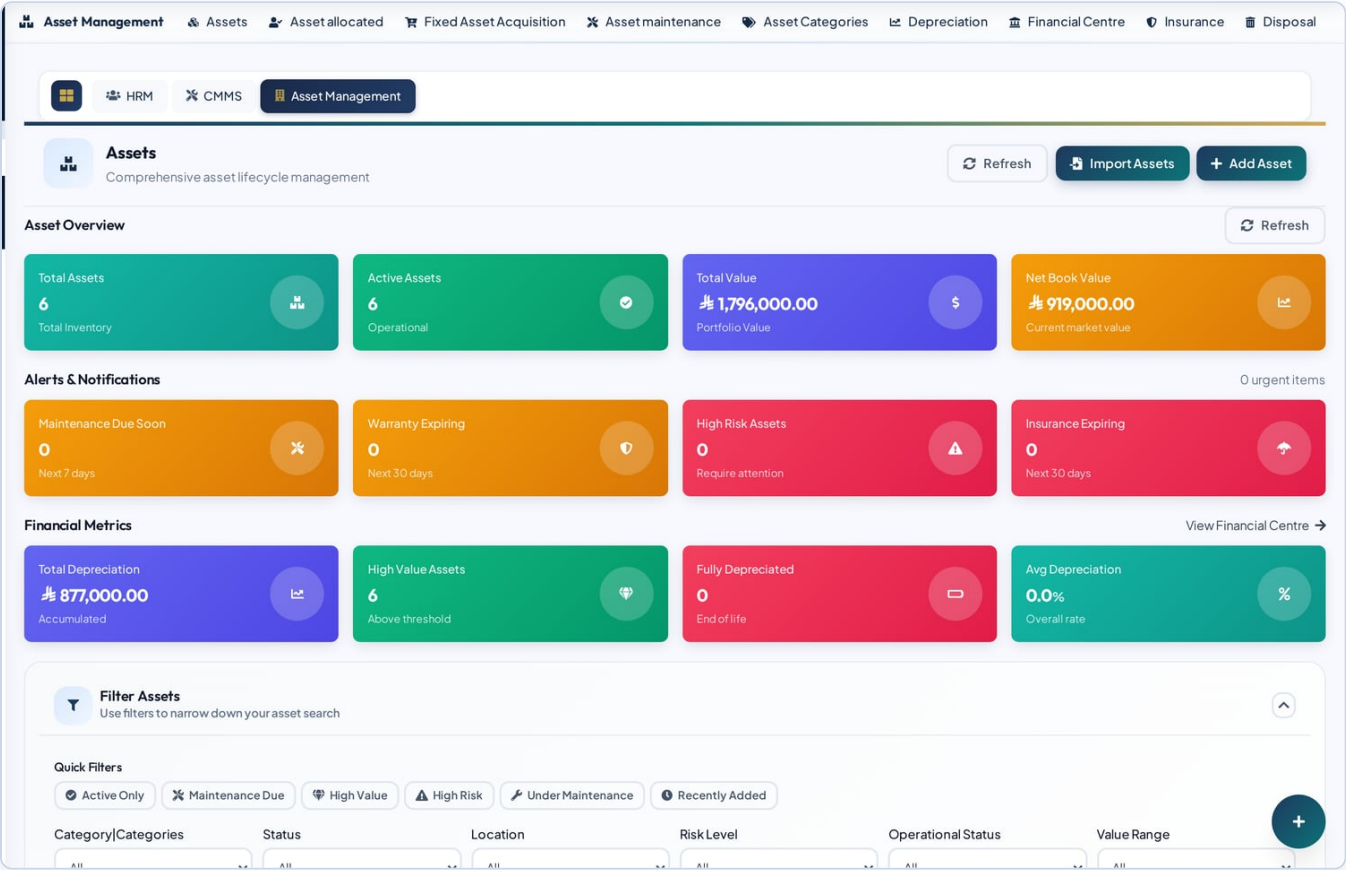
SECTION 09

The system in use

Live screens from the platform

The screens on the following pages are the actual Skyline Asset Management — captured from the running system. Below, the asset register: every asset with its class, criticality, cost and current book value.

● Asset dashboard



Portfolio value, count, condition and depreciation at a glance.

● Asset register

Asset ManagementAssetsAsset allocatedFixed Asset AcquisitionAsset maintenanceAsset CategoriesDepreciationFinancial CentreInsuranceDisposal

HRMCMMSAsset Management

Assets

Comprehensive asset lifecycle management

RefreshImport AssetsAdd Asset

Asset Overview

Refresh

Total Assets

6

Total Inventory

Active Assets

6

Operational

Total Value

1,796,000.00

Portfolio Value

Net Book Value

919,000.00

Current market value

Alerts & Notifications

0 urgent items

Maintenance Due Soon

0

Next 7 days

Warranty Expiring

0

Next 30 days

High Risk Assets

0

Require attention

Insurance Expiring

0

Next 30 days

Financial Metrics

View Financial Centre

Total Depreciation

877,000.00

Accumulated

High Value Assets

6

Above threshold

Fully Depreciated

0

End of life

Avg Depreciation

0.0%

Overall rate

Filter Assets

Use filters to narrow down your asset search

Quick Filters

Active OnlyMaintenance DueHigh ValueHigh RiskUnder MaintenanceRecently Added

CategoryCategories

Status

Location

Risk Level

Operational Status

Value Range

Every asset with class, criticality, cost, book value and status — searchable and exportable.

● Asset detail

Asset ManagementAssetsAsset allocatedFixed Asset AcquisitionAsset maintenanceAsset CategoriesDepreciationFinancial CentreInsuranceDisposal

Digital X-ray Unit

RAD-XR-001 · Research & Development

Edit AssetPrintMaster RecordBack

Current Value (NBV)

408,000.00

Depreciation: 442,000.00

Asset Age

5 Years

Acquired: Jun 15, 2021

Condition

Good

Last Inspection: Never

Utilization

100%

Status: Active

OverviewDetailsFinancialLocationMaintenanceDocumentsHistory

Asset Performance Overview

Value Depreciation Trend

Monthly Analysis

No depreciation data available

Depreciation will be calculated based on configured method

Financial Metrics

Acquisition Cost850,000.00

Current NBV408,000.00

Total Depreciation442,000.00

Residual Value0.00

Lifecycle Metrics

Asset Age5 years

Useful Life10 years

Remaining Life5 years

Depreciation Rate10% / year

Asset Utilization

100%

Operational efficiency based on uptime vs maintenance periods

Quick Actions

Transfer Asset

Schedule Maintenance

Generate QR Code

View Audit Log

Initiate Disposal

Compliance Status

Pending Review

Verification needed

Warranty Status

No Warranty

Coverage expired or N/A

One asset with its financials, warranty, insurance, location, documents and maintenance history in tabs.

Asset Management

Assets

Asset allocated

Fixed Asset Acquisition

Asset maintenance

Asset Categories

Depreciation

Financial Centre

Insurance

Disposal

Add Asset

Fill out the form below to add a new asset to your inventory

Save Draft

Back to List

Assets / Add Asset

1

Basic Information

Enter primary asset identification and basic information

2

Financial Information

Specify purchase costs and depreciation parameters

3

Additional Information

Add supplementary details and documentation

4

Review & Submit

Review/Reviews

25%

1

Basic Information

Asset Name *

Enter asset name

Asset Code

Enter asset code or leave blank for auto-generation

Leave empty to auto-generate

Classification

Asset Class *

Please Select

Location *

All locations

Cost Center

Please Select

Project

Select Project

Link this asset to a project for financial tracking

Details

Manufacturer

Carrier

Model

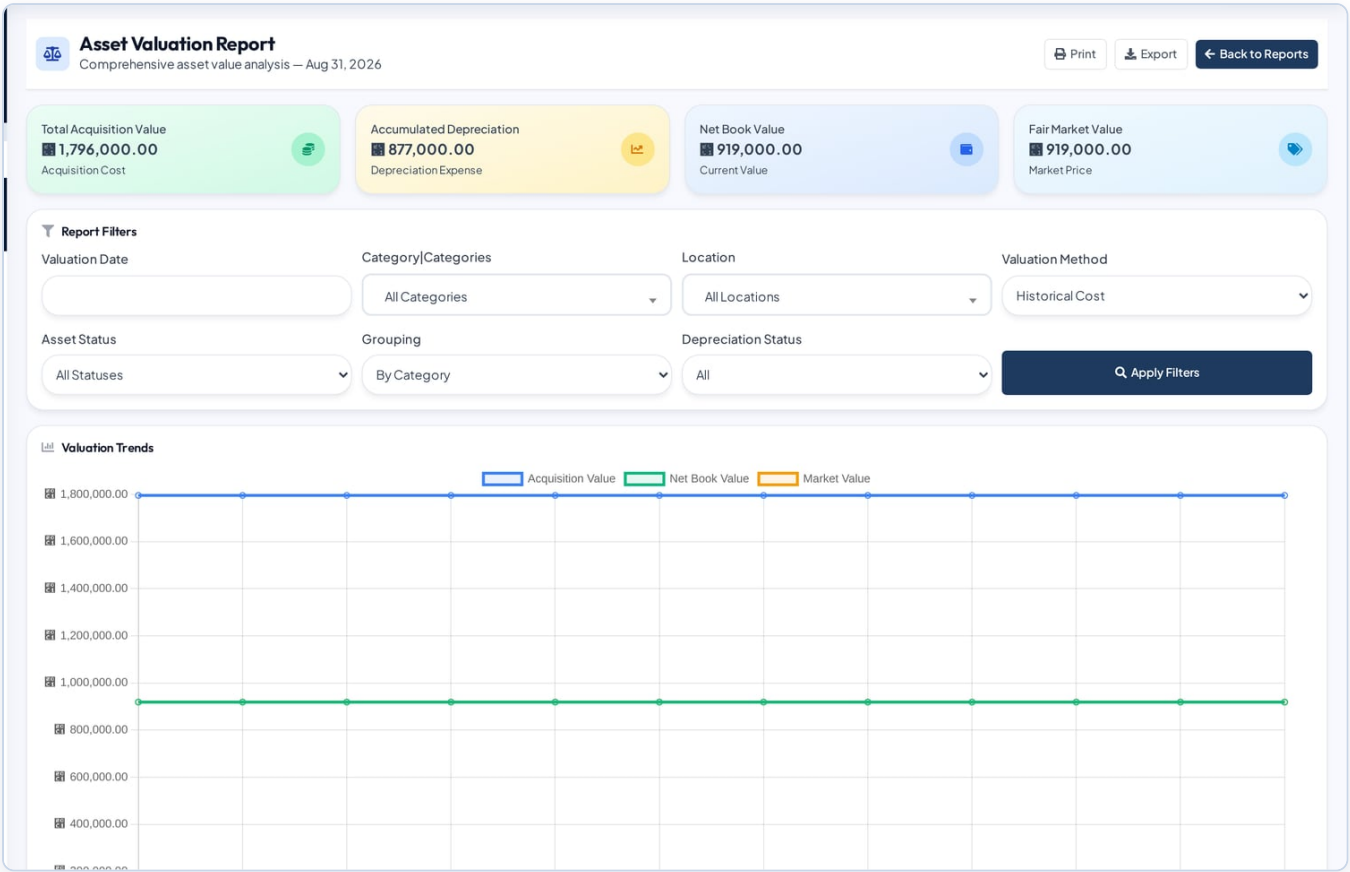
Enter model number or name

- **Fixed-asset register**

Fixed Asset Register														
Complete listing of all fixed assets — Aug 31, 2026														
Total Assets 6 Currently Tracked			Total Value 1,796,000.00 Original Investment			Net Book Value 919,000.00 Carrying Amount								
Total Depreciation 877,000.00 Lifetime Expense														
Advanced Filters														
Location			Asset Category		Status		Value Range							
All Locations			All Categories		All Status		All Values							
Apply Filters														
Fixed Asset Register														
Show 25 entries			Export to CSV		Export to Excel		Print							
			Column visibility		Export to PDF		Search ...							
Custom Print (Only for profit by invoice)														
ASSET CODE	ASSET NAME	CATEGORY/CATEGORIES	LOCATION	CUSTODIAN	ACQUISITION DATE	ACQUISITION VALUE	CURRENT VALUE	ACCUMULATED DEPRECIATION						
AC-AHU-006	Air-Handling Unit — L2	Machinery & Equipment	demohospital	Unassigned	Mar 01, 2019	210,000.00	107,000.00	103,000.00						
SSD-AUT-003	CSSD Steam Autoclave	IT Equipment	demohospital	Unassigned	Sep 10, 2022	180,000.00	121,500.00	58,500.00						
AD-XR-001	Digital X-ray Unit	Machinery & Equipment	demohospital	Unassigned	Jun 15, 2021	850,000.00	408,000.00	442,000.00						
IO-INF-004	Infusion Pump Fleet (x12)	IT Equipment	demohospital	Unassigned	Feb 01, 2023	96,000.00	62,000.00	34,000.00						
AC-CHL-002	MRI Chiller Unit	Machinery & Equipment	demohospital	Unassigned	Mar 01, 2020	320,000.00	182,000.00	138,000.00						
ELV-NCS-005	Nurse-Call System — Ward 3	IT Equipment	demohospital	Unassigned	May 20, 2019	140,000.00	38,500.00	101,500.00						

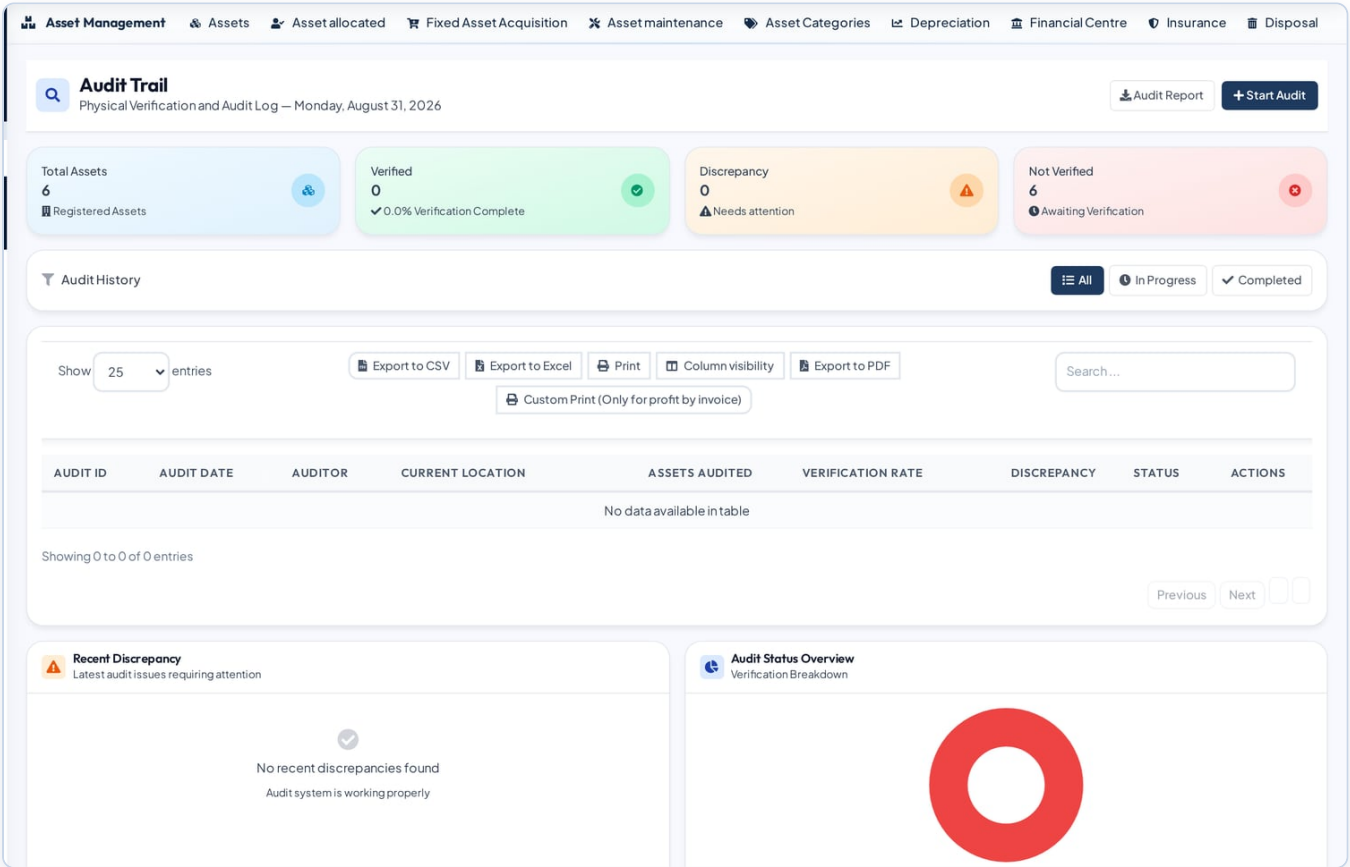
PAGE 11

● Asset valuation



Portfolio value by class, location and depreciation method.

● Physical audit



Audit scope, verification progress and findings — verified vs total assets.

● Capital projects (CIP)

Asset ManagementAssetsAsset allocatedFixed Asset AcquisitionAsset maintenanceAsset CategoriesDepreciationFinancial CentreInsuranceDisposal

Construction in Progress

Manage construction projects — Monday, August 31, 2026

+ New Project

Active Projects

0

In Progress

Total Budget

0.00

Allocated

Pending Completion

0

This Quarter

Over Budget

0

Requires Attention

Project Status

lang_v1.all_statuses

Project Type

lang_v1.all_types

Location

lang_v1.all_locations

lang_v1.date_range

01/01/2026 - 12/31/2026

Show25entries

Export to CSVExport to ExcelPrintColumn visibilityExport to PDF

Search projects...

Custom Print (Only for profit by invoice)

PROJECT CODE	PROJECT NAME	PROJECT TYPE	LOCATION	START DATE	ESTIMATED COMPLETION DATE	BUDGET AMOUNT	ACCUMULATED COST	COMPLETION PERCENTAGE	STATUS
No data available in table									
Total:						0.00	0.00		

Showing 0 to 0 of 0 entries

PreviousNext

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A- A A+ A++

Construction-in-progress projects with budget vs accumulated cost and completion.

● Asset movements

Asset ManagementAssetsAsset allocatedFixed Asset AcquisitionAsset maintenanceAsset CategoriesDepreciationFinancial CentreInsuranceDisposal

Asset Financial Centre

Comprehensive financial overview and reporting dashboard

Edit Access

Portfolio OverviewAsset OperationsAsset TrackingGovernance

Total Movements

number_format(\$summary['session('business.quantity_'session('currency'))['decimalsession('currency'))['thousan

This month: 0

In Transit

0

Currently Moving

Completed

0

✓ This month

Avg Transit Time

0

Days Average

Movement Timeline

Track recent asset movements and transfers

0 Active0 Pending

+ Load More Movements

Movement Types

Breakdown by movement type

No Movement Data

No movements have been recorded yet

Monthly Movement Trend

Year-to-date analysis

10

JanFebMarAprMayJunJulAugSepOctNovDec

Transfers and custody changes across the portfolio.

● Asset locations

Asset ManagementAssetsAsset allocatedFixed Asset AcquisitionAsset maintenanceAsset CategoriesDepreciationFinancial CentreInsuranceDisposal

Asset Financial Centre

Comprehensive financial overview and reporting dashboard

Edit Access

Portfolio OverviewAsset OperationsAsset TrackingGovernance

Asset Locations

Manage asset distribution and location tracking

1 Locations & demofms

Filter by Region

All Regions

ExportRefresh

Total Locations

1

Active Locations

Assets Deployed

6.00

↑ 100% Utilization

Total Value

1,796,000.00

Net Book Value

Avg Per Location

1,796,000.00

Average Asset Value

Asset Distribution Map

Map ViewList View

Location Details

1 LocationsView All

demohospital

demohospital, demohospital, demohospital

Operational

ASSETS

6

VALUE

1,796.00k

Where the portfolio physically sits, by site and zone.

SECTION 10

Reporting & analytics

The register produces both the statutory outputs finance needs and the operational views engineering needs — each exportable and schedulable to stakeholders.

REPORT	WHAT IT ANSWERS
Fixed-asset register	The statutory register — cost, accumulated depreciation, book value
Asset valuation	Current valuation of the portfolio by class, location and method
Asset movements	Transfers and location changes over a period
Asset locations	Where the portfolio physically sits, by site and zone
Depreciation schedule	Period depreciation charge per asset and in total
Warranty & insurance expiry	Cover about to lapse — act before it does
Audit results	Verified vs missing, with findings, per audit
Utilisation & reliability	Operating hours, MTBF / MTTR and downtime by asset

FINANCIAL CENTRE

A dedicated Financial Centre gathers the fixed-asset register, valuation, movements and location reports in one place for month-end and audit.

SECTION 11

Architecture, security & localisation



Cloud-hosted

Runs on the Skyline application cloud — nothing to install. A licensed tenant with its own users, data and branding.



Multi-tenant

Every record scoped to a business and branch; one deployment serves many entities without their data mixing.



Suite-integrated

The register the CMMS maintains, the FMS locates and Finance posts depreciation against — one asset, shared.



Roles & permissions

Granular role-based access; sensitive finance actions (revaluation, disposal) are permission-gated.



Audit trail

Append-only logging of every acquisition, movement, revaluation and disposal for finance and regulators.



Arabic + 30 more

Full Arabic right-to-left plus 30 further languages for mixed KSA and international teams.

DEPLOYMENT

Import the register from a template, set asset classes, depreciation methods and cost centres, connect tracking devices and the CMMS, and run the first depreciation period. A portfolio can be live in days.

SECTION 12

Why Skyline

Skyline Limited Company is a Saudi cloud & data-centre and enterprise-software provider based in Dammam. Asset Management is the backbone of a suite trusted across ERP, POS, maintenance and facilities — so the register your finances depend on is the same one your maintenance and facilities teams use every day.

One suite
Assets · CMMS · FMS · HRM · Finance

Saudi-hosted
Data resident on the Skyline cloud

Register = ledger
Operations and finance reconciled

Product	Skyline Asset Management (EAM + Fixed-Asset Register)
Company	Skyline Limited Company
Address	King Saud Road, Ar Rabie District, Dammam, Kingdom of Saudi Arabia
E-mail	info@alskyline.com
Web	alskyline.com

This profile describes the standard capability of the Skyline Asset Management module. Scope, integrations and pricing are confirmed per engagement in a separate proposal and quotation.