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TECHNOLOGY

SS&C Technologies, Inc. ' SKYLINE 2005

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SKYLINE 2005 is a fully integrated property management system from SS&C Technologies. SKYLINE 2005 is suitable for all types of properties, but, with excellent retail and commercial add-on modules, it would be particularly useful to those in the commercial management sector.

EASE OF USE – 5 Stars

A user-friendly graphical user interface simplifies navigation, even for beginning users. You can access system modules and other functions using the drop-down menu bar at the top of the main screen. You can also click on one of the color tabs to display a list of features. Clicking on a feature expands the menu further to include all module functions. System setup and user preferences are entered in the Setup System module. Property management setup is completed under the Residential/ Retail module. You will have to go back and forth between modules in order to complete system setup. To save time during this process, you can take advantage of SKYLINE 2005's import capability and import existing data from third-party software products.

SKYLINE 2005 allows you to make universal changes to system information. Ticklers can be attached to any main menu item, property management item, and GL or AP menu items. Data-entry screens are uncluttered, with command buttons at the

bottom of the screen. Tabs are also available to enter general information and rent-ready information, attach any images you have of the unit, and assign any work orders. And a flexible Pervasive database structure means you won't have to purchase a more powerful system to accommodate growth.

FEATURES – 5 Stars

SKYLINE 2005 offers a complete Property Management module along with both GL and AP modules. A variety of specialized add-on modules are also available, including an Affordable Housing interface and specialized Residential and Retail property management modules.

Several new and enhanced features are introduced in SKYLINE 2005, including an enhanced e-Commerce/ACH module, a Lease Expiration Monitor and a Space Availability module, which has been customized for both commercial and retail use. The 2005 release of SKYLINE has also updated over 30 system reports in order to increase report flexibility and enhance presentations.

To get a quick tenant overview, you can use the Master Inquiry, which displays a summary of billing information, open items, NSFs and late fees assessed on tenants currently in the system. If you manage multiple properties, you'll appreciate the Portfolio Consolidation feature that combines information from a specified group of properties to produce a summary overview. The Unit Information function gives you the option to enter detailed information for residential, commercial or retail properties. And you can calculate escalations and CAM charges using the Escalations and Recoveries for SKYLINE module.

INTEGRATION – 5 Stars

SKYLINE 2005 offers a variety of add-on modules that are designed to integrate with the core module, including an Electronic Lockbox interface and an Imaging module. A Data Import function, mentioned earlier, is a tool designed to assist users with importing information from other systems. Though complex, it will save you time and aggravation down the road. Both the Electronic Lockbox and the ACH modules provide excellent alternatives to standard rent payment processing and will drastically cut down on paperwork.

REPORTING – 5 Stars

SKYLINE 2005 provides users with numerous standard reports in each system module, including Property, Financial, Occupant and Sales reports. Running reports is quick, with default selections appearing on-screen. You can also choose various user-defined options and parameters for each report. For those who desire more

customized reporting options, SKYLINE 2005 offers two report writers: Crystal Custom Report Writer and Cumulus Financial Report Writer.

HISTORY & SUPPORT – 5 Stars

SS&C Technologies has been providing software and consulting solutions to companies since 1986. SKYLINE 2005 customers are assigned a Client Support Analyst (CSA), and support issues are addressed via toll-free number to their CSA, or a team leader, if necessary. The Solution Center is a web site for SKYLINE 2005 users, providing access to FAQs, product news and updates, message boards, and a user forum. E-Training is also available using WebEx technology. Each training session, on a variety of topics, is one hour long.

RELATIVE VALUE – 5 Stars

SKYLINE 2005 is well suited for mid-sized to large companies that are looking for a sophisticated program that can handle a variety of property types. A single-user system runs about \$3,500; concurrent user licenses are \$600 each. Add-on modules are priced from \$1,800 to \$2,900.

2005 OVERALL RATING: 5

This review will hopefully answer some of your questions or at least point you in the right direction. We chose six areas to focus on for this review: Ease of Use, Features, Integration, Reporting, History & Support, and Relative Value.

Ease of Use is important, particularly for new users. How quickly can the system be set up? Is it easy to install? System Features gives readers information about the modules included with the system, whether there is an integrated accounting function, and whether or not there is an applicant module or a work order/maintenance module. Integration is also an important issue, particularly for large management companies running multiple software products. Reporting covers report processing ease, a summary of available report types, and whether customization or third-party reporting is an option. History & Support is another area to consider when making a software purchase. How long has the company been in business? What kind of customer support options are available? Is support included in the price of the software? Relative Value assesses whether the features that are included in the product are worth the cost?

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