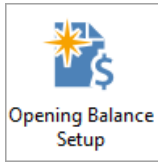


Opening Balance Setup

Last Modified on 24/04/2025 9:20 am AEST



The instructions in this article relate to **Opening Balance Setup**. The icon may be located on your [StrataMax Desktop](#) or found using the [StrataMax Search](#).

This menu is used exclusively to set up a new building in your portfolio. It cannot be completed until the owner details have been entered into the [Roll](#) screen. For the entire process, refer to the [Create A New Building article](#).

Please note that [StrataMax version 5.6.127](#) includes an upgrade and applies a lot of differences to the **Opening Balance Setup** screen.

Opening Balance Setup cannot be used if it has been processed previously. Any attempt to do so will display the following warning:

Transactions exist. Opening balances cannot be entered.

Similarly, if transactions exist in the ledger with the descriptions 'Opening Balance' or 'Brought Forward', the **Opening Balance Setup** screen fields will be unresponsive. This is designed to help prevent opening balances from being entered and processed twice.

If this is the case, [Journal Preparation](#) can still be used as an alternative. However, it is a lot more complex and will only allow for the creation of transactions for the current year.

It is still recommended that the **Opening Balance Setup** screen be used to enter the opening balances for a new building before any other transactions are processed. These are just a few examples, but if uncertain, please get in touch with our [StrataMax Support Team](#):

- Entering and saving [Receipts](#).

- This includes the funds transfer from the previous management company, which is processed via the **Bank Reconciliation** menu.
- Generating levies (entering them in **Levy Management** and striking them is OK).
- Entering and saving **Creditor Invoices**.
- Entering **Invoices**.
- Processing **Management Fees**.

Opening Balance Setup Features

- A simplified method of entering balances for the Current and Old Financial Years, including the Budget.
- Closing balances and creation of the prior (old) year.
- Real-time view of amounts entered to ensure that balancing amounts are entered.
- Highlighting each line being entered for ease of data entry and minimising errors.
- Easy entry of lot balances by each fund.
- Levy generation of levies already issued and due for the current year can be generated to allow for accurate reporting and arrears processing.
- Add new accounts.
- Calculation and processing of funds for system accounts.
- Save the balances for others to review or later process.
- Creates an Unpresented Receipt for Cash at Bank on the Bank Reconciliation pending the initial deposit.
- Preview Financials, including Lot Balances, before processing and creating transactions.

Handover Financial Reports

When entering the opening balances, the handover financial statements from the previous management company will be required. The financial reports should be checked to ensure that they are in balance. If the report doesn't balance, the previous management company will need to be consulted, otherwise it is recommended that qualified accountant be engaged. The reports will need to include:

1. Income & Expenditure / Profit & Loss.
2. Balance Sheet.
3. Lot Positions / Debtor Balances total the same amount as the Levy Arrears or Advance figures on the Balance Sheet.
4. Details for Balance Sheet accounts: Other Debtors, GST Reports, Unpaid Creditors, Bank Statements, etc.
5. All the same reports from the prior financial year if they also need to be entered.

Prior year financials can be entered using the Opening Balance screen and completed later. However, each fund's closing balances **MUST** match the Current Year's Opening Balance to process.

Before entering Opening Balances

To make the process quicker and easier, it is recommended that the financial statements be reviewed and the accounts pre-coded with the intended account codes. This will ensure fast data entry and remove the requirement to add accounts during the data entry process. It is also recommended that the *Process Date* in the Opening Balance screen be the same date as the handover financials.

1. Review and mark the Income & Expenditure (Profit & Loss) statement and the Balance Sheet (if there are a few) on the handover financials with existing account codes in [Account Maintenance](#).

Income & Expenditure Statement for the financial year-to-date 01/07/2019 to 20/11/2019			
Administrative Fund			
		Current period 01/07/2019-20/11/2019	Previous year 01/07/2018-30/06/2019
10310 Revenue			
1028 142000	Insurance Claims	0.00	3,285.00
1095 142000	Interest on Arrears--Admin	255.39	899.93
101 143000	Levies Due--Admin	100,000.00	200,280.18
	Total revenue	100,255.39	204,645.11
Less expenses			
12110 150200	Admin--Accounting	410.42	820.84
15020 153800	Admin--Agent Disbursements	49.36	635.73
12705 151400	Admin--Bank Charges	10.00	0.00
212510 152800	Admin--Income Tax--Admin	231.00	152.40
15015 154000	Admin--Management Fees--Standard	2,999.17	7,814.88
16180 154400	Admin--Other Expenses--Admin	100.00	0.00
12110 150900	Admin--Taxation Services	236.78	236.78
15010 157000	Admin--Telephone Charges	45.41	1,051.30
15010 184001	Building Management Services	3,922.76	0.00
14315 159201	Insurance--Building Valuation	0.00	331.82
16180 163110	Maint Bldg--Car Park Exhaust	0.00	270.00
16180 172000	Maint Bldg--Pest/Vermin Control	0.00	150.00
16350 172200	Maint Bldg--Plumbing & Drainage	0.00	2,625.83
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2. If an account code is missing, use the [Add Account](#) to either add it from the Master Chart or create a new account code.

Using Opening Balance Setup

Open the **Opening Balance Setup** screen by searching for it or clicking the menu icon in the StrataMax icon (top left) > *Property Info* > *Property Setup*.

You should enter the bank balances into the '012 Cash At Bank' fields last. Please refer to the [Cash At Bank section below](#).

Add Account (Button)

If an account code is required but unavailable when entering the balances (although it is recommended that all the necessary account codes are added before you start entering the figures). In that case, you can add it directly from within the **Opening Balance Setup** menu, provided it exists in the building's local chart of accounts.

1. Click the **Add Account** button located at the bottom of the menu.

ADMINISTRATIVE FUND				SINKING FUND			
	Feb 25 - Jan 26	Jan 25		Feb 25 - Jan 26	Jan 25		
Net Assets	562.35	1,347.69	Net Assets	22,470.46	21,270.46		
Net Income	562.35	1,347.69	Net Income	22,470.46	21,270.46		
Difference	0.00	0.00	Difference	0.00	0.00		

☐ Generate Due Levies **1**

2. When the 'Account Code List' window appears, search for the account code by typing the code number or part of the account code name into the *search* field in the top left.
3. Tag the account to add.
4. If the required account code does not exist, click the + button to [add](#) a new code.

Account Code List - Master Chart 0000

care **2**

Expense - ADMINISTRATIVE FUND

Code ^	Name
✓ 13010	CARETAKER

3

4

Count: 1 **5**

5. Click the **OK** button, and the account code will appear on the **Opening Balance Setup** screen.

Entering Income and Expenditure (both funds)

Referring to the handover financials, all funds will be entered using one screen, and the budget information can also be included. The instructions below refer to the Current Year; enter these figures into the (Old) columns if an Old Year is required.

1. Check the handover date of the financial statements to be entered and adjust the *Process Date* to match.
2. Scroll to the Administrative Fund section. Enter the **Income** into the **Year to Date (Current)** column. Enter the **Budget (Current)** if desired.
3. Enter all **Expense** items per the handover financials into the **Year to Date (Current)** column. Enter the **Budget (Current)** if desired.

Account #	Account Name	Lot/Unit	Fund	Year To Date (Current) Feb 2025 - Jan 2026	Year To Date (Old) Jan 2025	Budget (Current) Feb 2025 - Jan 2026	Budget (Old) Feb 2024 - Jan 2025
EXPENDITURE - ADMIN. FUND							
12105	ACCOUNTING		ADMINISTRATIVE FUND	44.92	42.48	50.00	
12110	ACCOUNTING - BAS PREPARATION		ADMINISTRATIVE FUND	0.00	0.00		
12505	AUDITORS - AUDIT SERVICES		ADMINISTRATIVE FUND	0.00	0.00		
12510	AUDITORS - TAXATION SERVICES		ADMINISTRATIVE FUND	0.00	0.00		
12705	BANK CHARGES		ADMINISTRATIVE FUND	198.00	198.00	200.00	
12710	BANK CHARGES - ACCOUNT FEES		ADMINISTRATIVE FUND	0.00	0.00		
12720	BANK CHARGES - RETURNED CHEC		ADMINISTRATIVE FUND	0.00	0.00		
12900	BUILDING REPAIRS		ADMINISTRATIVE FUND	0.00	0.00		
13010	CARETAKER		ADMINISTRATIVE FUND	0.00	0.00		

4. Enter the Opening Admin. Balance into the **Year to Date (Current)** column. The total Administrative Fund Balance should match the balance sheet item for the handover of Administrative Owners Funds.
5. Repeat for the Sinking Fund section. Enter the **Income** into the **Year to Date (Current)** column. Enter the **Budget (Current)** if desired.
6. Enter all **Expense** items per the handover funds into the **Year to Date (Current)** column. Enter the **Budget (Current)** if desired.
7. Enter the Opening Sinking Fund Balance into the **Year to Date (Current)** column. The total Sinking Fund Balance should match the balance sheet item for the handover of Sinking Owners Funds.

Entering the Balance Sheet incl. Lot Balances

The balance sheet contains a single data entry screen for all funds and includes separate columns for each available fund to be entered. For any Debtor/ Lot Balances, the Administrative and Sinking fund invoice codes are included by default and can be set to include more if needed.

1. Scroll up in the Opening Balance Setup window to start the entry for the Balance Sheet items.
2. If further invoice codes are required for the Debtors/ Lot Balances, click the *Invoice Codes* drop-down selection in the top left and tick the required ones.
3. Referring to the handover Debtor/ Lot Balances report, enter each balance into their respective funds. Enter any account in arrears as a whole number, and enter any lots with credit balances using the—symbol.

Opening Balance Setup Opening Balance

Search Invoice Codes

Process Date: 25/03/2025

Account #	Account Name	<input checked="" type="checkbox"/> Admin Fund	<input checked="" type="checkbox"/> Sinking Fund	<input type="checkbox"/> Admin Fund Special	<input type="checkbox"/> Sinking Fund Special	<input type="checkbox"/> Additional Fund 1	<input type="checkbox"/> Other - ADMINISTRATIVE FUND	<input type="checkbox"/> Other - SINKING FUND	<input type="checkbox"/> Overdue Interest - ADMINISTRATIVE FUND	<input type="checkbox"/> Overdue Interest - SINKING FUND	Date (Current) 5 - Jan 2026	Year To Date (Old) Jan 2025	Budget (Current) Feb 2025 - Jan 2026	Budget (Old) Feb 2024 - Jan 2025
01521	INVESTMENT A/C ADDITION										0.00	0.00		
NET ASSETS											23,380.81	23,035.66		
Debtors														
02100001	ORIGINAL OWNER										76.00	0.00		
											100.00	0.00		
											220.00	0.00		
02100002	ORIGINAL OWNER										0.00	0.00		
											0.00	0.00		
											0.00	0.00		
02100003	ORIGINAL OWNER										-468.00	0.00		
											-100.00	0.00		
											-568.00	0.00		

Arrears Example

Advance Example

- After entering each lot, scroll to the bottom and check the totals for Arrears and Advance. These should total the handover Balance Sheet amounts/ Debtor/Lot Balances Report.
- Enter any other Balance Sheet items, finishing with 012 Cash at Bank.

For any outstanding GST amount, it is recommended to create/use a different account code with the number *061004* called *GST Conversion Account* (or similar) and enter the figure there. This amount should be reconciled with the prior GST reports (software/manager) and balanced to nil with a Creditor Invoice / Credit Note with the lodgement of the first period BAS.

It should not be entered in the *061000 GST Clearing Account*, as this is a system account used to accumulate GST and calculate and save the **Business Activity Statement**(BAS).

- Click *Preview Financials* to view a copy of the draft financials, including the lot balances report. This is useful if someone needs to check the information before processing.

Processing Opening Balance Setup

Before processing, always complete a Data Storage. Refer to our [Data Storage](#) article.

- Click the *Save For Later* button
- Close the **Opening Balance Setup** menu.
- Complete the Data Storage.
- Open the **Opening Balance Setup** menu and click the *Process* button.
- The process will complete the following steps:
 - Old Year (if entered) will be created, and transactions will be processed in the general ledger.
 - Current Year transactions will be written in the general ledger to balance the amount entered.

- If the *Generate Due Levies* box is ticked, levies will be generated for all entered periods past their due date.
- Adjustment transactions will be processed to balance the lot/debtor accounts.

012 Cash at Bank

Each of the fund's *012 Cash At Bank* fields should be left until all other figures are entered. The figure on the handover financials should also match the expected funds, which the previous management company either transfers by EFT or issues to you as a cheque. An unrepresented receipt to the '012 Cash At Bank' account code will remain on the Bank Reconciliation pending the initial deposit, which will be presented to this transaction.

If the figures are different, then it's possible that deposits or withdrawals occurred after the previous management company produced the handover financials. If this is the case, they should be engaged to provide details on any transactions so that adjustments can be made after the opening balances have been processed. When the initial deposit downloads, these adjustments are created in **Journal Preparation** or the **Bank Reconciliation** screen using the *Add Allocation* function.

Opening Balance Deposit Form (cheque)

Once the **Opening Balance Setup** screen has been processed and bank account details are loaded into the **Bank Account Setup**, a deposit form can be printed for the *012 Cash at Bank* account. Once the funds have cleared into the bank account, the deposit form will automatically process the cheque in the **Bank Reconciliation** screen.

Refer to our **Print Deposit Forms** article for guidance on deposit forms.

Opening Balance Bank Reconciliation

If the Cash at Bank balance was entered in account code '012 CASH AT BANK' during the **Opening Balance Setup** process and a deposit form was not created to deposit the funds, please follow the below steps when the initial deposit appears in the **Bank Reconciliation** screen. The other standard account that can be used to post the bank balance is '011 CASH ON HAND' (if the building was transferred). Producing the **Interactive Reports** will confirm the account code used if unsure.

1. Search or select **Bank Reconciliation**.
2. Highlight the opening balance transaction to expand the transaction information.
3. Do not enter anything in the *Account:* field and simply click the *Match to Unpresented* button.

Bank Reconciliation

New Building Renee 839406 ☐ Show unreconciled only **Configuration** **Global Legends** **Local Legends** ?

Closing Balance: 28,000.00 Bank: MBL Bsb: 182-200 Account Number: 123457843 Current Month: December 2022

Date	Type	Details	Reference	Amount	Balance	Account
Brought forward 0.00						

Type: Deposit Date: 06/12/2022 Details: Opening Cheque Reference: Amount: 28,000.00 Balance: 28,000.00 Account:

Allocate Creditor Create Receipt Reverse Payment **Match to Unpresented** Match to Direct Debit Add Allocation Delete

4. Tick the *Receipt* in the 'Select Unpresented' window.
 - Note that you must also tag the account code (most likely '011' or '012') before proceeding.
5. Click *Auto Reprocess* once all transactions have been allocated as required.
6. If the **Bank Reconciliation** is not reconciled, it is recommended that you view the [Bank Reconciliation Report](#) and the **Local Transactions** for account '012 CASH AT BANK' to begin the [Reconciliation process](#).

Transfer In Opening Balance

If the building has been transferred and the bank funds are already reporting on '012 CASH AT BANK', the below can assist with matching this first deposit in the **Bank Reconciliation** screen.

1. Search or select **Process Bank Statements**.
2. Locate the new building, where there will be a figure in under the 'Variance' column.

Process Bank Statements

Bank Accounts Last Imported

ANZ	13	04/06/2024	
Commonwealth Bank	2		
Heritage Bank	2		
Macquarie Bank	126	17/06/2024	
MET	1		
Nab	1		
StrataCash Management	180	17/06/2024	
St George	3	04/06/2024	

Filter to Account Manager: All Account Types ☒ Show only Unreconciled, with a Variance, not generated or not in latest import file

All Banks Auto Reconciled and Manual Entry

Building Name	Building No.	Account	Generated	Bank Statement	Unpresented Payments	Unpresented Receipts	Unreconciled Items	General Ledger	Variance	Actions
		012		0.00	-810.00	0.00		-810.00		
		012	Manual	-75.00	-430.00	3,567.10	-50.00	3,444.10	-332.00	
		012		0.00	0.00	0.00		0.00		
		01401		0.00	0.00	0.00		0.00		
		012	10/06/2024	78,964.88	0.00	0.00		78,964.88		
		012	16/06/2024	44,208.56	0.00	0.00	44,208.56	44,208.56	-44,208.56	
		012	13/06/2024	170,528.58	0.00	0.00		170,528.58		
		012	30/11/2021	2,746.80	-337.65	0.00		3,609.15	-1,200.00	
		012	13/06/2024	169,715.60	0.00	0.00		169,715.60		
		012	06/06/2024	386,637.92	-104.25	0.00		386,533.67		
		01401	06/06/2024	307,180.27	0.00	0.00		307,180.27		
		01402	06/06/2024	307,180.27	0.00	0.00		307,180.27		
		012	03/06/2024	106,471.70	0.00	0.00		106,471.70		
		012	12/06/2024	5,871.43	0.00	0.00		5,871.43		
		01301	12/06/2024	10,000.00	0.00	0.00		10,000.00		
		012	21/05/2024	26,010.60	0.00	0.00		26,010.60		

Other Investment Accounts Process Messages from Process Close

- Click the red ! icon to open the 'Bank Reconciliation Balance' window. Under the 'Unreconciled items' section in the bottom left, tick the *Matched* box, and the 'Difference' figure should change to '0.00', and you can click Save.

Bank Reconciliation Balance

Calculated Cash at Bank:

44,208.56

Represented By:

Balance on Bank Statement:

44,208.56

Less Unpresented Payments:

0.00

Plus Unpresented Receipts:

0.00

Unreconciled Items:

0.00

General Ledger Balance:

44,208.56

A/C Code:

012

Difference:

0.00

Unpresented Payments

Date	Reference	Amount

Unpresented Receipts

Date	Reference	Amount

Unreconciled Items

Date	Description	Amount	
14/06/2024	TFR CLOSURE 2348	44,208.56	<input checked="" type="checkbox"/> Matched

Additional Allocations

Edit Allocations

Account	Description	Amount

Save

Close

(Legacy) Income and Expenditure (both funds)

The steps below must be completed for both funds: Admin and Capital Works/Sinking/Maintenance.

- Enter all income under the **Income** section for the first fund to be entered (complete Old Year as well if entering) and ensure that the **Total Admin. Fund Income** figure matches the handover financials.

Balances:		Net Assets	0.00	0.00
		Net Income	15,000.00	0.00
			-15,000.00	0.00
Income & Expenditure Assets & Liabilities				
Income				
101	Administrative Fund Levy		15,000.00	
1011	Administrative Fund Discount			
11015	Recov-Neighbour			
11300	Transfer From Reserve Fund			
11900000	Gst On Income			
Total Admin. Fund Income			15,000.00	
Current year values do not balance. Account: Administrative Fund <input type="checkbox"/> Generate Due Levies Add Account Save For Later Process Close				

2. Enter all expenditure under the **Expenditure - Admin. Fund** section and ensure that the **Total Admin. Expenditure** figure matches the handover financials.

Expenditure - Admin. Fund				
12105	Accounting		500.00	
12318	Admin-Ato/Bar-Drpn Fee		90.00	
16030	Insurance-valuation			
16805	Telephone Charges		850.00	
17035	Utility - Water Consumption			
Total Admin. Expenditure			13,570.00	
Current year values do not balance. Account: Administrative Fund <input type="checkbox"/> Generate Due Levies Add Account Save For Later Process Close				

3. Check and ensure the **Surplus/Deficit** figure matches the handover figure.

Total Admin. Expenditure		
Surplus / Deficit		1,430.00
195	Opening Admin. Balance	6,500.00

4. Enter the *195 Opening Admin. Balance* figure. This is the prior year closing value and may be appear in the handover financials reports at the bottom of the Income & Expenditure statement, or under the Balance Sheet.

	Current Year	Old Year
195 Opening Admin. Balance	6,500.00	

Administration Fund Balance

5. Ensure that the Administrative Fund Balance matches the handover financials. This will likely appear in the handover financials at the bottom of the Income & Expenditure statement as 'Total Fund Balance' or 'Closing Fund Balance'. It may also be on the Balance Sheet as an asset.
6. Click the *Save For Later* button.

If the above steps have been followed accurately, but the total balances do not match the handover financials, it is most likely due to a typo. We recommend double-checking each field again before contacting the [StrataMax Support team](#).

(Legacy) Balance Sheet – Debtor / Lot Balances

The steps below need to be completed for both funds: Admin and Capital Works/Sinking/Maintenance. Refer to the Lot Balance Report or similar showing the Levy breakdown for each Lot Account for Arrears and Advance.

1. Select the *Assets & Liabilities* tab.
2. Under the Current Assets section, enter any investment account balances.
 - Do not enter the *012 Cash At Bank* figure yet!
3. Click the icon next to **Lot Balances** to expand the list of lot accounts, and tick or untick each *Levy Fund* as needed.

01521 Investment A/C Additional 2

Lot Balances

Levy Funds: ☒ Administrative Fund ☐ Admin Fund Special ☒ Overdue Interest ☒ Other

02100001	A Owner	00001	Administrative Fund	-750.00	Advance
02100001	A Owner	00001	Other		
02100001	A Owner	00001	Overdue Interest		
02100002	B Owner	00002	Administrative Fund	1,500.00	
02100002	B Owner	00002	Other	49.00	Arrears
02100002	B Owner	00002	Overdue Interest	12.50	

- Enter the lot balance for each lot account and fund as per the handover financials. This could be the page called 'Levy Positions' for example.
 - Enter a negative figure (**red**) if the lot is in credit / made a payment in advance.
 - Enter a positive figure (**black**) if the lot is in arrears.
- Ensure that the **Total in Advance** and **Total in Arrears** figures match the totals on the handover financials (Arrears = Assets, Advance = Liabilities).

02100006	F Owner	00006	Overdue Interest		
Total in Advance				750.00	
Total in Arrears				1,561.50	
0220001	Levies Billed Not Due				

Current year values do not balance. Account: Administrati... ☐ Generate Due Levies

Add Account Save For Later Process Close

- Enter any remaining assets as per the handover financials.
- Under the **Liabilities** section enter any liability figures from the Balance Sheet on the handover financials, including clearing account balances if applicable.

For any outstanding GST amount, it is recommended to create/use a different account code with the number *061004* called *GST Conversion Account* (or similar) and enter the figure there. This amount should be reconciled with the prior GST reports (software/manager) and balanced to nil with a Creditor Invoice / Credit Note with the lodgement of the first period BAS.

It should not be entered in the *061000 GST Clearing Account*, as this is a system account used to accumulate GST and calculate and save the **Business Activity Statement** (BAS).

Generate Due Levies

If the prior manager has issued levies for the current financial year and the due dates have passed for one or more of these, these can be generated based on the struck levies entered into **Levy Management**.

It is recommended that the levies be entered, struck, and generated in **Levy Management**, as this method does not allow for edits to be applied if they are generated using this setting.

Additional fields called Levy Balance and Levy Amount will appear under the Lot Balances section by ticking the Generate Due Levies box. These are where adjustments should be made to ensure the lot balance matches the handover financial reports after the levies are generated.

▲

Lot Balances

Levy Funds: ☒ Administrative Fund ☐ Admin Fund Special ☐ Overdue Interest ☐ Other

				Levy Balance	Levy Amount		
02100001	A Owner	00001	Administrative Fund	-2,500.00	1,000.00	-1,500.00	
02100002	B Owner	00002	Administrative Fund	-500.00	1,000.00	500.00	
02100003	C Owner	00003	Administrative Fund	-1,200.00	1,000.00	-200.00	
02100004	D Owner	00004	Administrative Fund	-1,000.00	1,000.00		
02100005	E Owner	00005	Administrative Fund	-1,000.00	1,000.00		
02100006	F Owner	00006	Administrative Fund	-1,000.00	1,000.00		

Current year values do not balance. Account: Administrative Fund
Current year values do not balance. Account: Sinking Fund

☒ Generate Due Levies

Add Account

Save For Later

Process

Close