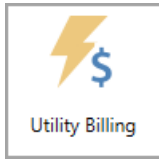


Utility Billing | Arrears

Last Modified on 11/05/2026 10:14 am AEST



The instructions in this article relate to **Utility Billing** | Arrears. The icon may be located on your *StrataMax Desktop* or found using the *StrataMax Search*.

This article is designed to guide users through the setup areas required to process arrears for debtors in the **Utility Billing** area. The process for running the arrears against debtors from the **Utility Billing** area. If you want to review the process for owners in arrears and producing notices for levy arrears, please check out this [article](#).

When the arrears notice is issued, the fee will *report only* on the arrears notice but will not be *charged* until the following billing period. When the arrears notice is printed, StrataMax automatically enters a sundry charge against the account on a *once-only* basis, which then *posts* on the next bill.

The utility arrears cycle must be completed within 21 days and before the next bill is issued, as the system uses the *current* Utility Bill to determine the days overdue and the amount overdue.

There is a configuration setting 'Clear Arrears Flag' under **Receipt Entry** > File > Configure to 'Clear the lot from the arrears notice log when a receipt reduces the lot balance to less than or equal to the Clear Arrears Flag Tolerance setting'.

Arrears Notice Fee Setup

The arrears notice fee setup refers to any fees the Strata Manager may charge for issuing the Utility arrears. These steps will ensure that the correct accounts are configured globally, and offer a local setup option for those buildings that require such a setup.

1. From the *Utility Sub-Group*, search or select **Utility Billing**.
2. Click the *Arrears* tab, and click the *Arrears Notice Setup* button on the right.
3. Click *File* > *Arrears Fees Setup*.
4. Click the *Change* button next to the *Manager Account Code* field, which should be the strata manager's creditor account code (usually 08200002).
5. Click the *Change* button next to the *Fees Account* field to select the building's income code for these types of fees, which will display on the [Financial Statement](#).

6. Click the *Change* button next to the *Invoice Code* field and select 18 (other).
7. *Export to*: This can be either **TRMax** or *No Export*.
 - If **TRMax** is selected, the *Invoice Code* field should be the *Invoice Code* number for the arrears fees that has been set up in the **Edit Invoice List** menu, in **GLMax**.
 - If *No Export* is selected, the fees will post to the account code in the *Fees Account* field, and immediately create a **Standing Journal** to credit the Strata Management Company creditor account, **08200*****.
8. Next to the *Invoice Code* field, click the *Change* button to select an invoice code for the utility arrears fee.
9. Choose either the *Global* to set the above settings for all buildings, or *Local* radio button to just set them for the current building.
10. Click *Save* and *Close*.

The screenshot shows the 'Arrears Fees Setup' dialog box. It has a title bar with a close button. The main area contains the following fields and buttons:

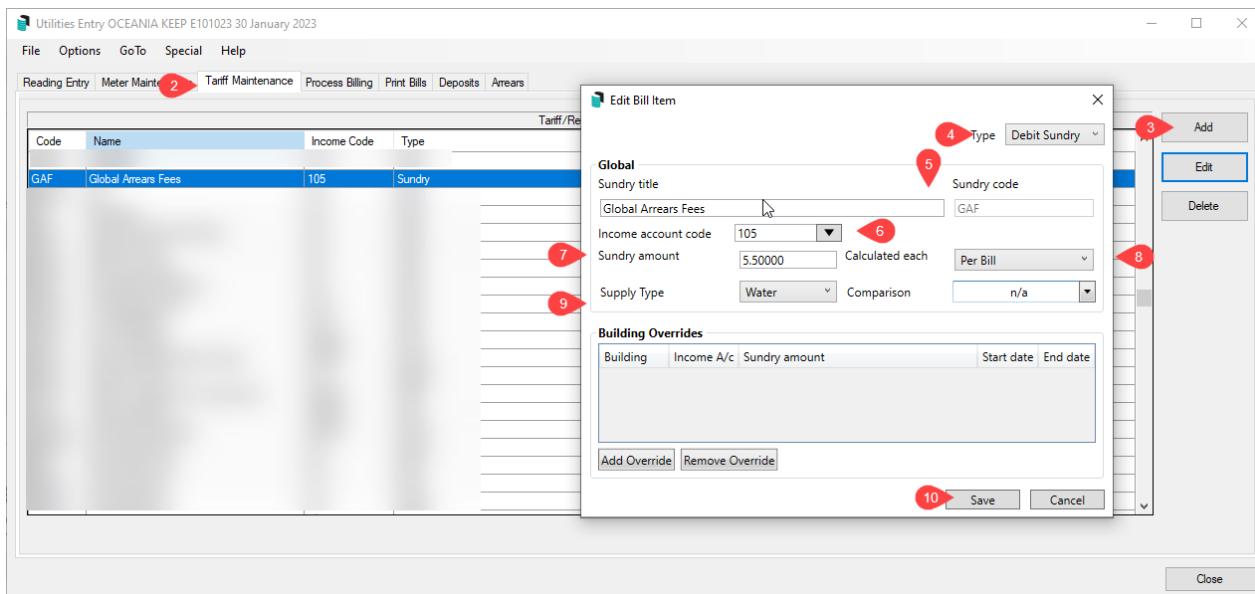
- Managers Account Code:** 08200002 (Change button)
- Fees Account:** 061003 (Change button)
- Invoice Code:** 18 (Change button)
- Export** section:
 - Export to:** TRMax (Change button)
 - Invoice Code:** 03 (Change button)
- At the bottom, there are radio buttons for **Global** (selected) and **Local**, and buttons for **Save**, **Delete**, and **Close**.

Global Utility Arrears Fee Tariff

This section covers setting up an arrears schedule globally for all buildings. The steps below include how to create the Debit Sundry Tariff used for the setup, including the income account used, amount charged for the arrears notice, supply type and the calculation style (per bill).

1. From the *Utility Sub-Group*, search or select **Utility Billing**.
2. Select the *Tariff Maintenance* tab.
3. Click the *Add* button.
4. From the *Type* drop-down menu, select *Debit Sundry*.
5. Enter the *Sundry Title*. Enter the *Sundry Code* (this Code will be used to define the tariff type from the list of tariffs).
6. Select the *Income Account Code* from the drop-down list.
7. Enter the *Sundry Amount*, which is the fee for the selected cycle.
8. Click the *Calculated each* drop-down list to select whether the sundry item is calculated per bill or daily.
9. Click the *Supply Type* drop-down list and select the appropriate type.

- Click *Save* to make this debit tariff available in the list.
- Repeat for any further arrears notices that are to exist in the schedule. Example, Notice 2 is \$15.00, Notice 3 is \$25.00 etc.



Local Utility Arrears Fee Tariff

This section covers the process for setting up an arrears schedule for buildings with a different fee schedule than the global arrears schedule, whether the days, amount or arrears fee charged.

Before setting up a local arrears tariff, the global arrears tariff should exist first as outlined in the [Global Utility Arrears Fee Tariff](#) above.

- From the *Utility Sub-Group*, search or select **Utility Billing**.
- Select the *Tariff Maintenance* tab.
- Select the *Arrears Fee* tariff from the list.
- Click the *Edit* button.
- In the *Edit Bill Item* window, click the *Add Override* button at the bottom of the screen within the *Building Overrides* section.
- Select the Building from the list, and click *OK*.
- Double-click the cell under the *Income A/c* column to enter a code if it needs to be different to code in the *Income account code* drop-down field in the **Global** section.
- Double-click the cell under the *Sundry Amount* column to enter an amount if it needs to differ from the *Sundry Amount* field in the **Global** section.
- Enter the *Start Date* and *End Date* (if applicable).
- Click the *Save* button.

11. Repeat if there are any other arrears fee tariffs in the list.

Edit Bill Item

Type: Debit Sundry

Global

Sundry title: Global Arrears Fees Sundry code: GAF

Income account code: 105

Sundry amount: 5,50000 Calculated each: Per Bill

Supply Type: Water Comparison: n/a

Building Overrides

Building	Income A/c	Sundry amount	Start date	End dat
E221010	1041	18.00	01/01/2023	

Add Override Remove Override

Save Cancel

Utility Arrears Schedule

Following through from the *Global Utility Arrears Fee Tariff* setup above, each arrears tariff required should include a notice / letter set up where the templates are selected, including the deposit slip. The below will guide you through this process.

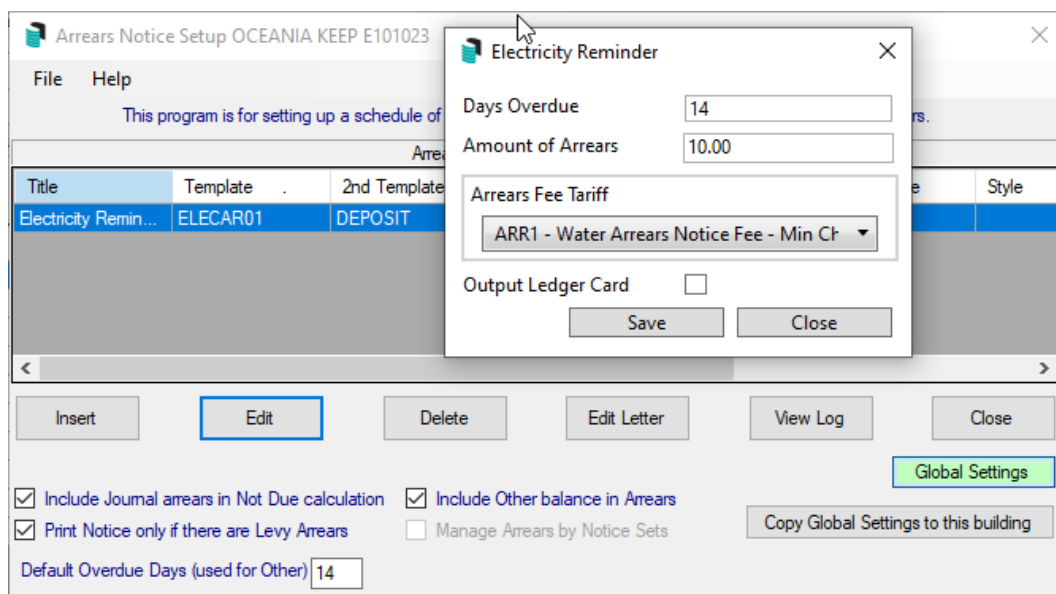
Arrears Notices can be included within the setup and the **Bill Title** changed to match the Utility Type. Letters can also be included with customised text as noted below in the **Utility Arrears Letter** instructions. If a letter is preferred, configure this first before completing the notice setup.

1. From the *Utility Sub-Group*, search or select **Utility Billing**.
2. Click the *Arrears* tab and the *Arrears Notice Setup* button on the right.
3. Click the *Global Settings* button (it will turn green) to set up a schedule for all buildings.
 - o OR
4. Don't click the *Global Settings* button to create an arrears schedule for the currently selected building.
5. Click the *Insert* button.
6. Click the required type of *Arrears Notice Template*, then click the *Select* button to confirm the template selection. To preview any notices, select them and click *Preview* to review the layout of

the template.

Tip: Arrears Notices are hard coded for field output and are all types without Letter in the Description.

7. Highlight *Deposit* from the deposit area, then click the *Select* button to make this the default.
8. Click *Close*.
9. In the new window
 - o Enter the *Days Overdue*, the basis of what the system will use to calculate the days overdue and produce arrears notice(s) with.
 - o Enter the *Amount of Arrears*, the amount the system will pre-check for the outstanding balance when running this process.
 - o Select the *Arrears Fee Tariff* from the drop-down list.
10. Click *Save* to finish entering this arrears notice in the schedule.
11. Select the notice or
12. Repeat for any further notice types and ensure that the arrears fee tariff is selected correctly for each type.



Include Journal arrears in Not Due Calculation

When ticked, the arrears calculation will include amounts billed, but not yet due, as well as any balance in the 'Other' invoice code.

Include Other balance in Arrears

When ticked the arrears calculation will include any balance in the 'Other' invoice code (Recommended).

Print Notice only if there are Levy Arrears

When ticked, the *Arrears Notice* menu will only observe balances from overdue levies (in the *Levy Management* menu), and will ignore balances in the *Overdue Interest* and *Other* invoice codes (Recommended).

Default Overdue Days (used for Other)

This is the number of days a balance can remain in the lot's *Other* invoice code before the *Arrears*

Notice menu observes the balance and produces an arrears notice. This setting is only observed when there are no overdue levy or invoice balances.

Utility Arrears Letter

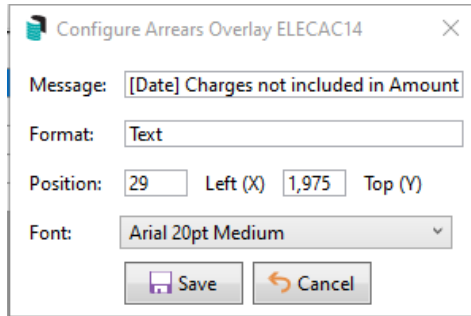
This section describes how to edit an existing *Utility Arrears Letter* from the available list and customise the text to meet the required standards. Using an arrears letter is the alternative option to an arrears notice.

1. From the *Utility Sub-Group*, search or select **Utility Billing**.
2. Click the *Arrears* tab and the *Arrears Notice Setup* button on the right.
3. Click the *Global Settings* button (it will turn green) to set up a schedule for all buildings.
 - OR
4. Don't click the *Global Settings* button to create an arrears schedule for the currently selected building.
5. Click the *Insert* button.
6. Click the required type of *Arrears Notice Letter*, then click the *Select* button to confirm the template selection.

Tip: All templates with the description including the word Letter within it are a letter type.
7. Highlight *Deposit* from the deposit area, then click the *Select* button to make this the default. Click *Close* to the template selection window.
8. In the new window:
 - Enter the *Days Overdue*, the basis of what the system will use to calculate the days overdue and produce arrears notice(s) with.
 - Enter the *Amount of Arrears*, the amount the system will pre-check for the outstanding balance when running this process.
 - Select the *Arrears Fee Tariff* from the drop-down list.
9. Click *Save*.
10. From the *Arrears Notice Setup* menu, select the relevant letter that has been inserted from the schedule.
11. Click *Edit Letter* / confirm *Edit Letter*.
12. From the notepad window, the template used will have pre-populated text and merge fields. Amend this text to be applicable for the type of letter being sent.
 - Please refer to the [Notepad .LET Merge Fields](#) article for formatting and merge field instructions.
13. When finalised, select *File* and *Save*.
14. Click *Edit Letter*, click *Preview* to preview the letter (recommended to check the letter is formatted as desired and includes merge fields).
15. Click *Finished* once checked and the letter is as required.

Utility Arrears Overlay

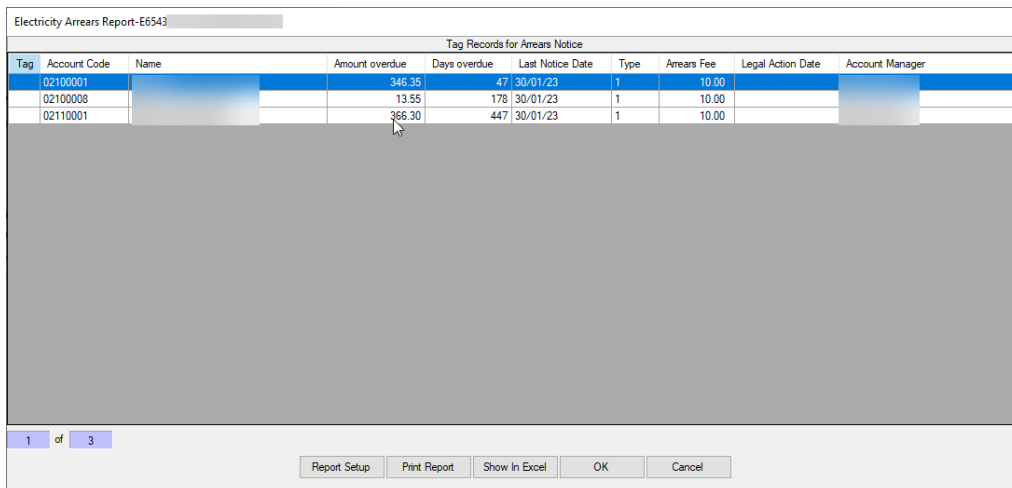
1. From the *Utility Sub-Group*, search or select **Utility Billing**.
2. Click *File / Configure Arrears Overlay*.
3. Select the relevant template, then click *OK*, and the new configuration screen will open.
4. Edit the *Message* field if required, as well as the *Position*.
5. Click *Save*.



Arrears Pre-Issue Report

The Arrears Pre-Issue Report is one type of report available for running before issuing the arrears. This report includes the days overdue, the amount unpaid, the last notice date and type (which will indicate the next notice type to be generated for the current process), and the arrears fees of what was charged for the previous notice. The other fields include the Legal Action date and Account Manager.

1. From the *Utility Sub-Group*, search or select **Utility Billing**.
2. Select the *Arrears* Tab.
3. Click *Pre-Issue Report*. From the preview window, select *Print Report* to produce report to screen, *Show In Excel* to export the results or *OK* to close the preview window.



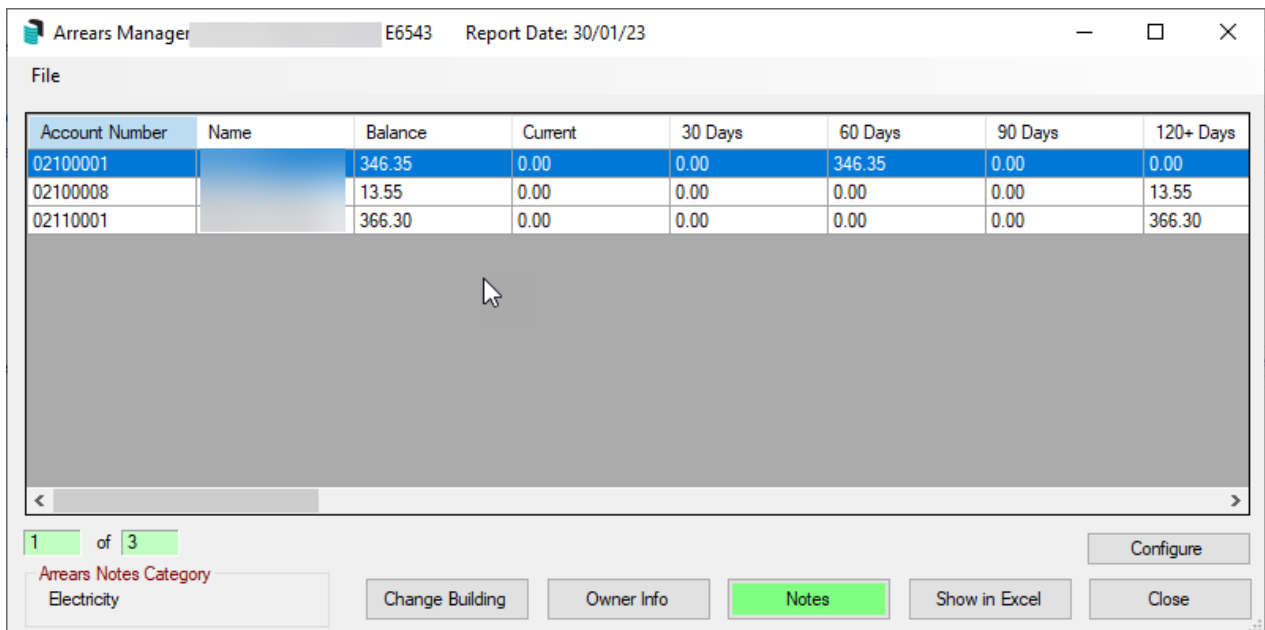
Tag	Account Code	Name	Amount overdue	Days overdue	Last Notice Date	Type	Arrears Fee	Legal Action Date	Account Manager
02100001			346.35	47	30/01/23	1	10.00		
02100008			13.55	178	30/01/23	1	10.00		
02110001			366.30	447	30/01/23	1	10.00		

Click *Report Setup* to configure the displayed columns of information.

Arrears Manager Report

The *Arrears Manager Report* lists the Total Balance; Aged Balances; Lot number; Unit Number; Phone and Email; Last Arrears Notice issued; type of Last Arrears Notice issued; and lists the different account balances for Utilities, Security Deposits, Fees etc.

1. From the *Utility Sub-Group*, search or select **Utility Billing**.
2. Select *GoTo / Arrears Manager*.
3. Tick and select the required options for configuration as required, and click *Close*.
 - o The Arrears Manager window will display with any relevant lot accounts and details.
4. Click the *Show in Excel* button to export the table to *Excel*.



The screenshot shows a window titled "Arrears Manager" with the report ID "E6543" and "Report Date: 30/01/23". The window contains a table with the following data:

Account Number	Name	Balance	Current	30 Days	60 Days	90 Days	120+ Days
02100001		346.35	0.00	0.00	346.35	0.00	0.00
02100008		13.55	0.00	0.00	0.00	0.00	13.55
02110001		366.30	0.00	0.00	0.00	0.00	366.30

Below the table, there is a control panel with the following elements:

- A status bar showing "1 of 3".
- A dropdown menu for "Arrears Notes Category" set to "Electricity".
- Buttons for "Change Building", "Owner Info", "Notes" (highlighted in green), "Show in Excel", and "Close".
- A "Configure" button in the top right corner.

File / Set No Send Arrears Notice can be applied to exclude a debtor from receiving arrears. This is a manual action to add and remove the debtor from this area.

Overdue Report

The *Overdue Report* lists the Total Balance; Days Overdue; Lot number; Last Notice Date; Type of Last Arrears Notice issued; Arrears Fees; Legal Action Date. This is similar for output as per the [Pre-Issue](#) report described above.

1. From the *Utility Sub-Group*, search or select **Utility Billing**.
2. Select *GoTo / Overdue Report*.

- Enter / review the *Days Overdue*.
 - Include Already Legal Action; this will be set to 'N' for No. To see the accounts that have been added to *Legal Action*, change this to a 'Y.'
 - *Include Already Payment Plan*; this will be set to 'N' for No. To see the accounts that have been added to *Legal Action*, change this to a 'Y.'
 - *Set Clear Flag*; This should be left as an 'N'. If this is changed to a 'Y' it will reset the arrears schedule once the process has been produced.
 - *Minimum Arrears Amount*; Enter a minimum arrears balance to report on.
 - *Include Already Issued Arrears*; By default this is set to 'Y'. Change to an 'N' to include arrears that have already been issued.
3. Select *OK*.

Aged Balance List

This report can be run from the Utility Sub-Group building, and will offer the standard column reporting for *Current*, 30+ Days, 60+ Days, 90+ Days, 120+ Days and report the last arrears date. There is also the option to change the Template to SABLST1 - Second Debtors Aged Balance List - which will output the Email Address and the Last Invoice Date.

1. From the *Utility Sub-Group*, search or select ***Utility Billing***.
2. Search or select *Aged Balance List*.
3. Click *OK*.

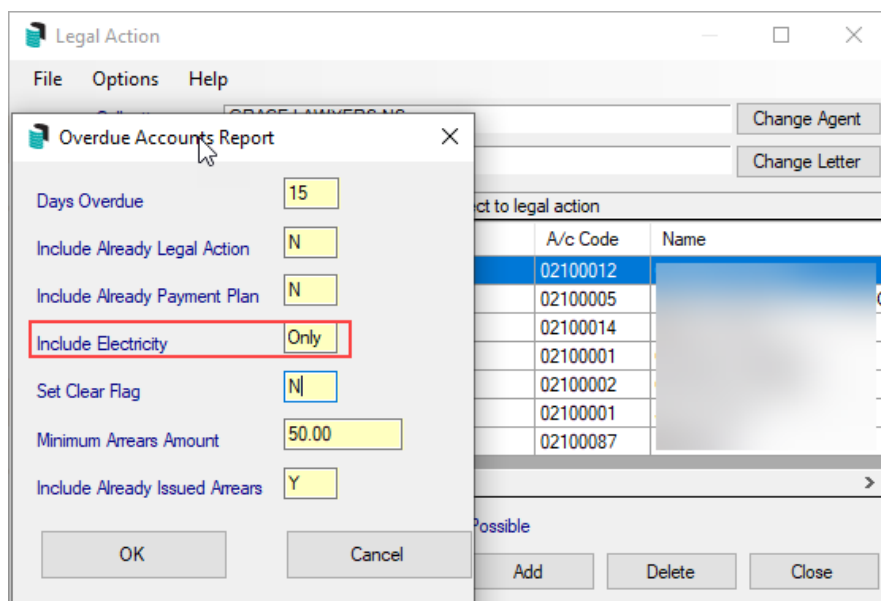
Tip: Adjust the Utility Aged Balance List Template selection to SABLST1 - Second Debtors Aged Balance List.

Legal Action Overdue Accounts Report

This report offers the ability to report the legal action style report, and can be set to include Electricity (Sub-Group) only, or both the main and sub-group arrears.

1. From the *Utility Sub-Group*, search or select ***Utility Billing***.
2. Select the *Arrears* tab and click *Legal Action*.
3. Options / Overdue Report / Tag all buildings.
4. From the reporting parameters, set the *Include Electricity* field to *Only*. Address any other reporting fields as needed.
5. Select Yes or No message: *Do you want to save Include Electricity Only as default?* Apply a sort preference if desired. Click *OK*.

6. Click *OK* to view Overdue Report on screen.



7. From the preview window, select *Print Report* to produce report to screen, *Show In Excel* to export the results, or *Cancel* to close the preview window.

Tag	Building Number	Building Name	Account Code	Name	Amount overdue	Days overdue	Last Notice Date	Type	Arrears Fee	Legal Action Date	Account Manager
			02100028		276.25	69	12/12/22	1	0.00		
			02100047		193.95	69	12/12/22	1	0.00		
			02100048		61.20	69	12/12/22	1	0.00		
			02100051		285.05	69	12/12/22	1	0.00		
			02100055		75.85	69	12/12/22	1	0.00		
			02100115		69.85	69	12/12/22	1	0.00		
			02100199		87.40	69	12/12/22	1	0.00		
			02100203		188.95	61	12/12/22	2	0.00		
			02100001		346.35	47	30/01/23	1	10.00		
			02110001		366.30	447	30/01/23	1	10.00		

Click *Report Setup* to configure the displayed columns of information.

Processing Utility Arrears

After setting up the Sub-Group arrears areas, this process can be applied to each sub-group building.

1. From the *Utility Sub-Group*, search or select **Utility Billing**.
2. Select the *Arrears* tab and run one of the desired arrears report: [Arrears Pre-Issue Report](#), [Overdue Report](#), [Legal Action](#) to confirm which debtors will receive an arrears notice / letter. Save this report to refer to when completing the process.

3. Based on the results of the report, ensure that the building selected is included in the report. If not, change to the first building on the arrears report and go to the *Arrears* tab.
4. Review *Screen* or *Printer* mode and ensure that this is selected to the correct output.
5. Review the *Message* tab, and include any relevant messages to print on the notice (printing availability will be based on the template in use).
6. Review the *Conditions* tab and set *Email/Print as per Contact Preferences* (click *Set as Default* to save this setting as the default).
7. Click *Print Arrears*. Based on the screen / printer output, these notices will either come to screen for preview, or print / email directly. Check at this stage and ensure output is as expected, and click the *Print* icon to generate both the email and hard copies. If printer is the output method, all debtors will print / email without a preview.
8. **Stored Reports** can be checked from the Sub-Group to confirm that these have been sent as expected if required.
9. Repeat for the next building as per the arrears report, and process each building with the above steps.

Processing Recoveries for Utility Arrears

If the tariff for the arrears has been set to charge, when running, the process will create a TRMax recovery record ready to process in a similar way that the main levy arrears process occurs. Please review [How to Process Recoveries](#) for instructions on recovering these fees. These fees will be available to collect when the process is applied, and the arrears fee for the debtor will be included in the amount payable on the current bill, but not printed on the account until the next billing cycle.

Example of Arrears Notice: Includes the amount overdue, and the account total includes the arrears fees.

OCEANIA KEEP CTS 101023U

Date of Issue: 23 June 2023

Account Number
02100003

Overdue Amount
\$37.25

REMINDER NOTICE

Our records indicate that your Water Usage Payment was not received by the payment due date.

Should you have already paid you Water Account since the Issue date of this Notice please disregard the notice.

To avoid further actions please pay any outstanding amount within 7 days from the Issue date of this Notice.

Payment Options

Tel: 1300 552 311
Ref: 9706 6736 9

www.stratamax.com.au
Ref: 9706 6736 9

www.stratapay.com/ldr
Tel: 1300 552 311
Ref: 9706 6736 9

Biller Code: 74633

Telephone: Call this number to pay by credit card.
International: +613 8648 0158

Internet: Make credit card payments online
Visit www.stratamax.com.au

Direct Debit: Make auto payments from your credit card or
bank account. Visit stratapay.com/ldr to register

BPay: Contact your participating financial institution to make a payment



StrataPay Reference

9706 6736 9

Amount

Due Date

\$67.25

23 Jun 23

Payment Reference 1 ieffs

TRMax Recovery available from the arrears process:

Code	Description	Lot Number	Unit No	Amount	Account	Factor	Account Code
39726	101023 OCEANIA KEEP	10	Arrears Fees	14605	Jessica	Carroll	JC
39727	101023 OCEANIA KEEP	10	Arrears Fees	14605	Jessica	Carroll	JC
39728	101023 OCEANIA KEEP	10	Arrears Fees	14605	Jessica	Carroll	JC
39729	101023 OCEANIA KEEP	10	Arrears Fees	14605	Jessica	Carroll	JC
39730	101023 OCEANIA KEEP	10	Arrears Fees	14605	Jessica	Carroll	JC

The Meter Maintenance tab confirms the standing charges for this arrears process. These will print on the bill when the next billing period is entered.

The screenshot shows the 'Utilities Entry' software interface for account 02100003, Charles Ronald. The 'Meter Maintenance' tab is active, displaying a list of meters. A 'Standing Charges' dialog box is open, showing a table of charges:

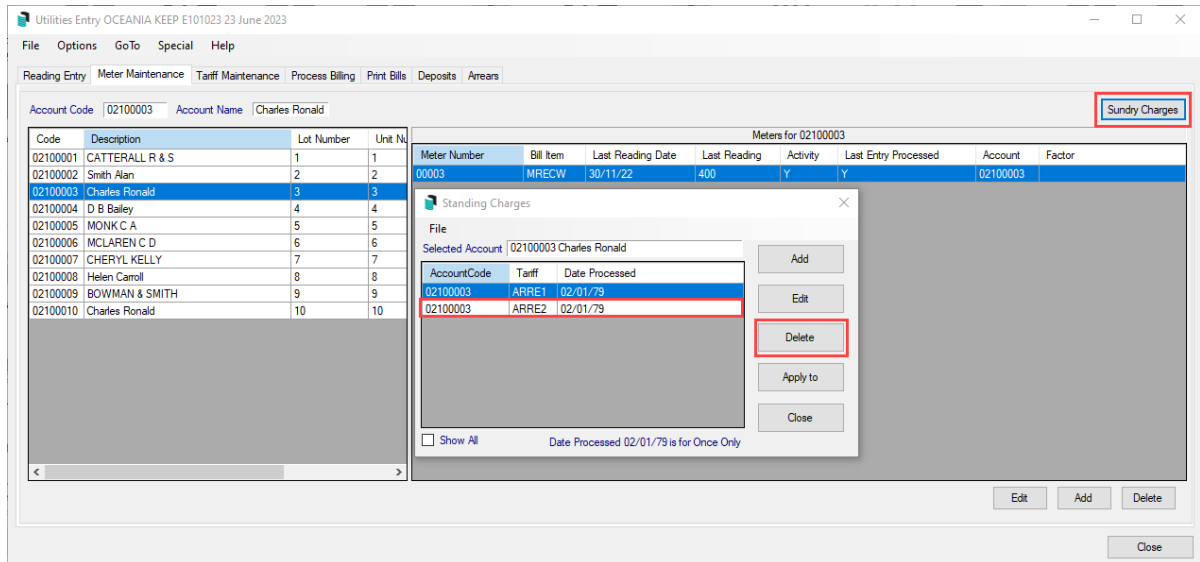
AccountCode	Tariff	Date Processed
02100003	ARRE1	02/01/79
02100003	ARRE2	02/01/79

The 'Standing Charges' dialog box also includes buttons for 'Add', 'Edit', 'Delete', 'Apply to', and 'Close', along with a 'Show All' checkbox and a note: 'Date Processed 02/01/79 is for Once Only'.

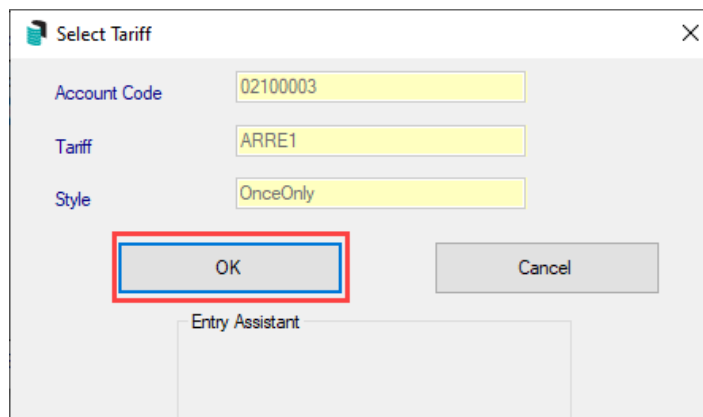
Credit Utility Arrears Fees

If the Utility Arrears fees are to be reversed, the following process can be applied to remove the standing charge from the account.

1. From the *Utility Sub-Group*, search or select **Utility Billing**.
2. Select the *Meter Maintenance* tab and select the debtor that the arrears fee is to be removed from.



3. Click Sundry Charges, and within this list will be any re-occurring tariffs, including any of the arrears tariffs. Select the arrears tariff that is to be removed and click *Delete*.
4. From the *Select Tariff* screen, click *OK* to delete the tariff and click *Yes* to confirm.



5. This will remove the arrears fee for the account.