

Building Health Report

Last Modified on 16/04/2026 11:30 am AEST



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

The Building Health Report provides enhanced visibility into a building's financial position and compliance indicators. There are selectable fields, including Term Deposit information and GST Registered status. The GST Registered field can be used in conjunction with Annual Levies to monitor GST registration requirements in line with ATO thresholds, supporting proactive compliance management.

Buildings displayed in red within the report indicate a potential financial risk. This occurs where the 012 Cash at Bank Balance plus Total Investment Account balances are less than the Creditors Balance Owed plus Insurance Outstanding, highlighting scenarios where available funds may be insufficient to meet short-term obligations. This does not include any Periodic Payments that may be set.

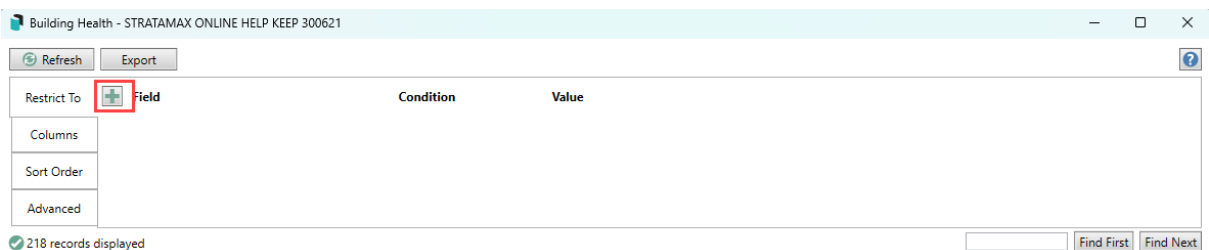
Investment Account Balances are calculated using only investment accounts configured in **Bank Account Setup**. Any investment accounts not set up in this area will not be included in the report calculations.

Building Health | Security

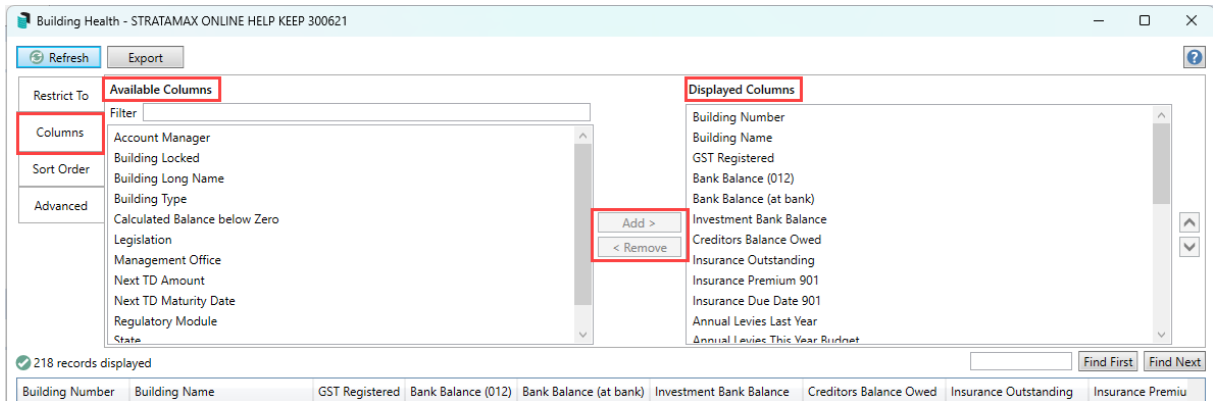
To access the **Building Health** Report, the user must have the permission set to 'Allow' for 'Building Health' under the 'Menus' category in [Security Setup](#).

Building Health

1. Search or select **Building Health**.
2. The fields of restriction are blank to start with, and can be added by clicking the green + field and selecting from the list.

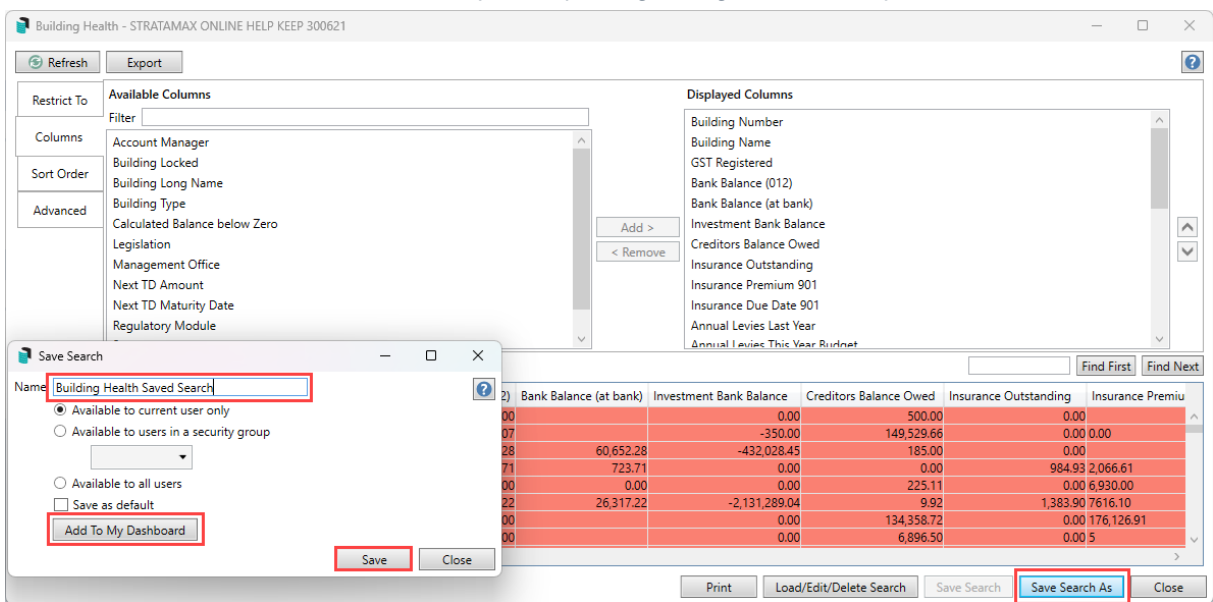


3. Select the columns to display and set them as needed by selecting from the available columns and clicking **Add >** to the displayed columns, or select a displayed column and click **<Remove**.



4. Once the search has been set with the fields of restriction and includes a column display that supports the data, click *Save Search As* to save the search to the current user, a group, or all users.

5. This can be added to a dashboard for quick reporting, using the *Add to My Dashboard*.



Examples of Building Health Data Dashboards

This below describes examples of data that can be included in the Building Health Report. Each example can be configured as a ***Dashboard*** to provide a centralised view of the data. The column displays the present key information, while restriction fields are used to refine the results.

GST Registration

Could be used to assist with identifying buildings that have a budget that exceeds GST registration thresholds however is marked as not GST registered.

Building Health - STRATAMAX ONLINE HELP KEEP 300621

Refresh Export Saved Search: GST Threshold

Restrict To: **Field** **Condition** **Value**

Columns: Annual Levies This Year Budget is greater than or equ 145000.00

Sort Order: GST Registered is equal to Yes No

Advanced: Building Number is any of

71 records displayed

Building Num	Building Name	Building Cu	Building Current	Annual Levies Last Year	Annual Levies This Year Budget	GST Registered	Last Levy Date	Next Levy Date	Next Levy Value	Number of Lots
01/12/2025	30/11/2026			1,122,727.23	2,061,763.00	✓	01/03/2026	01/06/2026	511,698.70	143
01/10/2025	30/09/2026			7,061,448.38	6,269,229.00	✓	01/01/2026			321
01/11/2025	31/10/2026			590,850.06	601,778.00	✓	01/02/2026			116
01/09/2025	31/08/2026			463,459.44	395,970.00	✓	01/03/2026	01/06/2026	102,705.13	45
01/04/2026	31/03/2027				156,450.00		01/04/2026	01/07/2026	41,681.67	48
01/01/2026	31/12/2026			1,230,000.00	1,506,750.00	✓	01/01/2026	25/04/2026	439,725.02	53
01/09/2025	31/08/2026			76,500.00	199,440.00	✓	01/03/2026	01/05/2026	24,860.06	17
01/06/2025	31/05/2026			420,000.00	410,000.00	✓	07/03/2026	08/05/2026	32,500.00	35
01/04/2024	31/03/2025			330,000.89	234,000.00	✓	01/04/2025			74
01/10/2025	30/09/2026			141,661.00	150,677.00	✓	01/01/2026	02/05/2026	24,339.71	37
01/11/2024	31/10/2025			193,614.62	226,624.00	✓	01/11/2024	01/05/2026	77,901.89	27
01/11/2023	31/10/2024			386,595.48	386,595.48	✓	01/08/2024			50
01/11/2025	31/10/2026			537,675.54	566,812.60	✓	01/02/2026	01/05/2026	163,270.02	117
01/07/2025	30/06/2026			649,960.87	685,000.00	✓	01/01/2026	01/07/2026	189,653.32	89
01/10/2023	30/09/2024			903,945.92	954,282.00	✓	01/07/2024			134
01/07/2025	30/06/2026				166,250.51	✓	01/04/2026	08/05/2026	50,874.32	25
01/03/2025	28/02/2026				755,835.62	✓	01/10/2025			182

Print Load/Edit/Delete Search Save Search Save Search As Close

Cash Flow

Could be used to identify buildings that have a potential financial risk.

Building Health - STRATAMAX ONLINE HELP KEEP 300621

Refresh Export Saved Search: Cash Flow incl Next Levy Due/Amount

Restrict To: **Field** **Condition** **Value**

Columns: Calculated Balance below Zero is equal to Yes No Not Set

Sort Order: Building Number is any of

Advanced:

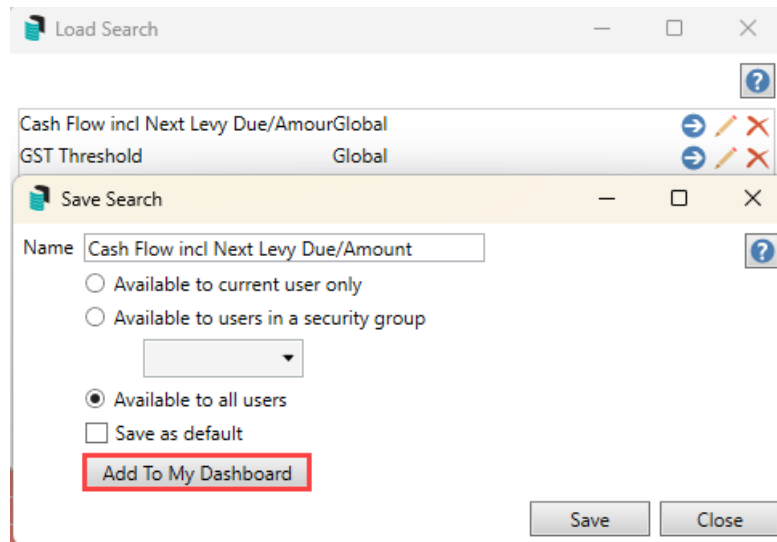
220 records displayed

Building Number	Building Name	Calculated Available Balance	Bank Balance (at bank)	Bank Balance (012)	Investment Bank Balance	Calculated Balance below Zero	Creditors Balance Owed	Next Levy Date	Next Levy Value
		-500.00		0.00	0.00	✓	500.00		
		-147,178.59		2,651.07	-300.00	✓	149,529.66	01/10/2026	850.00
		-309,842.82	60,652.28	60,652.28	-370,310.10	✓	185.00	01/06/2026	8,250.06
		-261.22	723.71	723.71	0.00	✓	0.00	01/05/2026	1,897.50
		-225.11	0.00	0.00	0.00	✓	225.11	16/04/2026	12,607.50
		-1,777,609.71	26,317.22	26,317.22	-1,802,533.11	✓	9.92		
		-134,358.72		0.00	0.00	✓	134,358.72	01/06/2026	511,698.70
		-3,097.51		-1.00	0.00	✓	6,895.51		
		-1,125.00		0.00	0.00	✓	1,125.00		
		-12,998.70		-12,898.70	0.00	✓	100.00		
		-31,805.52	8,635.22	2,863.60	0.00	✓	25,713.47		
		-10,459.48	5,610.77	2,155.22	0.00	✓	16,070.25	01/05/2026	13,374.88
		-6,634.57		-1,366.00	0.00	✓	5,268.57		
		-40,802.00		500.00	0.00	✓	41,302.00		
		-37,893.16		-25.00	0.00	✓	37,868.16		
		-419.80	2,589.35	3,609.15	0.00	✓	3,009.15		
		-804.83	0.00	0.00	0.00	✓	804.83		
		-25,955.63	4,792.46	4,792.46	0.00	✓	0.00		
		-100.00		0.00	0.00	✓	100.00		
		-2,704.47	1,375.67	1,375.67	0.00	✓	2,207.59	01/05/2026	7,750.00
		-1,505.00		0.00	0.00	✓	1,505.00		
		29,164.20	29,424.20	37,419.60	0.00		260.00	31/05/2026	9,000.00
		0.00		0.00	0.00		0.00		
		923,193.08	147,380.83	134,060.10	781,515.65		5,703.40	01/06/2026	102,705.13
		0.00	0.00	102,630.20	0.00		0.00	01/07/2026	11,990.08
		8,229.84	8,229.84	8,229.84	0.00		0.00	01/07/2026	41,681.67

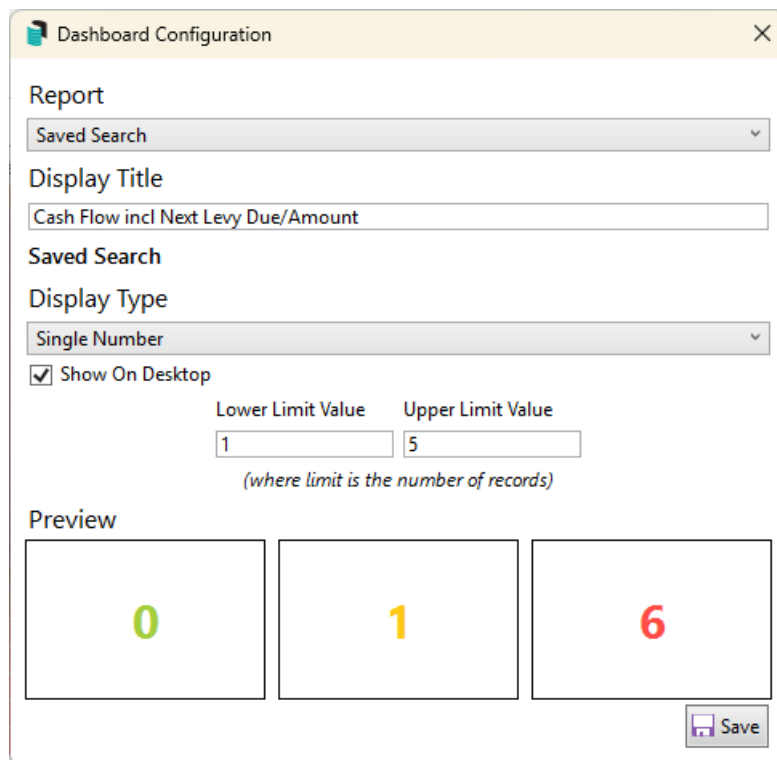
Print Load/Edit/Delete Search Save Search Save Search As Close

Setting Search as a Dashboard

From a saved search, select the pencil icon to load it, or choose *Add to My Dashboard* when creating the search.



Configure the dashboard as required, then click *Save* to add it to your StrataMax Desktop dashboard.



Building Health Field Explanation

Building Number	Building Information Field
Building Name	Building Information Field
Account Manager	Building Information Field
Bank Balance 012	The general ledger 012 Cash at Bank account.
Bank Balance (at bank)	This is the bank balance minus any unrepresented payments plus any unrepresented receipts.
Calculated Available Balance	This is the bank balance minus any unrepresented payments.

Investment Bank Balance	Investment account balances based on codes set up in Split Bank Setup , or where not using Split Banking, it will use accounts 01301,01302,01303,01304,01401,01402,01403,01404
Next TD Amount	Bank Account Setup
Next TD Maturity Date	Bank Account Setup
Creditors Balance Owed	Total of all outstanding Creditor Balances, and will match the unpaid creditor balance from various areas. Use Search Creditor Invoice Items
Insurance Outstanding	Actual to Budget for Insurance Expenses where Actual < 90% of Budget (where the expense account code name includes the word <i>Insurance</i>)
Insurance Premium 901	Insurance field, based on the policy entered using Account Code 901
Insurance Due Date 901	Insurance field, based on the policy entered using Account Code 901
Annual Levies Last Year	Actual Balance of Income Codes used for Levy Income in the Old Year
Annual Levies This Year Budget	Budgeted Balance of Income Code used for Levy Income in the Current Year
Last Levy Date	Levy Management
Next Levy Date	Levy Management
Next Levy Value	Levy Management and is a combined amount across each fund.
Total Arrears 30 Days	Aged Balance for Owners who are 30 days in arrears.
Total Arrears 60 Days	Aged Balance for Owners who are 60 days in arrears
Arrears 30 Days Percentage Of Last Year	Total Arrears 30 Days / Annual Levies Last Year
Arrears 60 Days Percentage Of Last Year	Total Arrears 60 Days / Annual Levies Last Year
Arrears 30 Days Percentage Of Budget	Total Arrears 30 Days / Annual Levies This Year Budget
Arrears 60 Days Percentage Of Budget	Total Arrears 60 Days / Annual Levies This Year Budget

New Lot OS 30 Days	This column counts the number of lots where the oldest outstanding balance is for that period. E.g., New Lot 30 is the number of lots with the oldest outstanding balance of 30 days.
New Lot OS 60 Days	This column counts the number of lots where the oldest outstanding balance is for that period. New Lot 60 is the number of lots where the oldest outstanding balance is 60 days.
New Lot OS 90 Days	This column counts the number of lots where the oldest outstanding balance is for that period. E.g., New Lot 90 is the number of lots with the oldest outstanding balance of 90 days.
New Lot OS 120 Days	This column counts the number of lots where the oldest outstanding balance is for that period. E.g., New Lot 120 is the number of lots with the oldest outstanding balance of 120 days.
Number of Lots	Building Information field
GST Registered	Building Information field
Legislation	Building Information field
Regulatory Module Management Office	Building Information field
Taken on Date	Building Information field