

Levy Management

Last Modified on 02/07/2026 11:19 am AEST



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

Levy Management streamlines the process of creating, approving, and issuing levies - either manually or based on the budget. You can also edit or reverse levies, update due dates, and manage the full levy process from start to finish. Once levies are approved, it's easy to generate transactions, create notices, and distribute them using your building and contact preferences. Be sure to review our [Levy Management - Common Processes](#) article outlining the recommended process for managing levies using Budget creation and global distribution.

Levy Management Options

The *Options* menu provides access to configuration settings and Levy Management tools.

1. Search or select **Levy Management**.
2. Click *Options* to access the following:

Configure

The screenshot shows a 'Configuration' window with the following sections:

- Settings:**
 - Levy Income on Discount Date
 - Show Generated Levies on Balance Sheet
 - Show Generated Levies on Balance Sheet for buildings not registered for GST
 - Show Generated Levies on Balance Sheet override disable for this building
 - Update Levy Due Date on Generation if closer than minimum days from Generation Date
- Tag Conditions:**
 - Minimum days from Generation Date to Due Date (uses legislation value if larger):
 - Start Day (Enter 0 for the day of processing):
 - Days to Include (Enter the number of days from the start day):
- Settings:**
 - Show Summary Totals
 - Auto Distribute after Create Transactions/Notice

A 'Close' button is located at the bottom right of the window.

- **Levy Income on Discount Date:** If set, this will apply income on the Discount Date instead of the Due Date if it is after the due date for newly created levies. This is a Global setting and will impact all users.
- **Show Generated Levies on Balance Sheet:** Warning: This setting should not be adjusted without speaking with your Accountant and understanding the ramifications. An existing configuration that will show generated levies on the balance Sheet for GST registered buildings, if set. This is a Global setting and will impact all users.
Security Permission: Configure Show Generated Levies.
- **Show Generated Levies on Balance sheet for buildings not registered for GST :** Warning: This setting should not be adjusted without speaking with your Accountant and understanding the ramifications. An existing configuration that will show generated levies on the balance sheet for buildings not registered for GST, if set. This is a Global setting and will impact all users.
Security Permission: Configure Show Generated Levies.
- **Show Generated Levies on Balance Sheet override disable for this building :** If set, this will override showing Generated Levies on Balance sheet for the selected building. This is a Global setting and will impact all users.
Security Permission: Configure Show Generated Levies.
- **Update Levy Due Date on Generation if closer than the minimum days from Generation Date :** If set this will automatically set the due date as the correct number of days from generation date based on the state legislative requirements for the building. This is a Global setting and will impact all users.
- **Minimum days from Generation Date to Due Date (Uses legislation value if larger) :** This setting becomes enabled when option 5 is set and allows configuration of the number of days from

Generation Date to Due Date. If the number of days set here is below the legislative requirement for the state, the state legislation value will be used.

- **Set Levy Tag Conditions Start Day:** To set the start day for tagging levies for generation (enter 0 for the day of processing).
- **Set Levy Tag Conditions:** Days to include (enter the number of days from the start day): to set the levies to be tagged for generation based on the number of days from start day.
- **Show Summary Totals:** If set will show the budget totals for each fund next to the fund name.
- **Auto Distribute after Create Transactions/Notice:** If ticked, when the *Create Transactions & Notice* button is clicked, the *Report Distribution* screen will automatically open with the corresponding levy notices ready to be distributed.
- **Close:** Closes the Configuration screen.

Merged Notice Setup

Merge Levy Notice Setup is for selecting lot owners, who own multiple lots, such as a Developer, within a selected building to be grouped together on the one levy notice as well as correspondence to be merged to one contact using Report Distribution. Refer to our [Merged Levy Notice Setup](#) article.

StrataPay direct debits should not be setup based on a StrataPay number from a merged levy notice. If this is done, only the one lots amount will be debited. If any owner wants to setup a direct debit, the various StrataPay numbers should be provided to the owner.

Split Levy Setup

A levy notice can be split by Levy Invoice Code and sent to another address. For example, this could be used when Admin Fund levies are paid by a third party. This will result in *Levy Invoice Code 01 – Admin Fund* being shown, with arrears, on a separate Levy Notice.

1. Search or select **Levy Management**.
2. Click *Options* and select *Split Levy Setup*.
3. Click *Add* to create a new *Split Levy Notice Setup*, or click the pencil icon to edit or the red cross to delete.
4. In the Add Levy Split Setup screen, click the Account Selector to select the Lot Account to be split.
5. Click *OK*.
6. In the next screen, select the fund code for the levy that will be sent to the new contact. For example, if the notice for the Insurance fund levy is to be sent to a different contact, select the Invoice Code for the Insurance fund.
7. Click *Select Contact* to select the recipient contact or to create a new contact.

8. Click *Save*.

The record will be displayed in the Levy Notice Split Setup screen. This will show the Account and the Account Name that has been set to split the notice for, the recipient name for the split notice, and the Invoice Code Name that will be included in the Split Notice.

Custom Entitlement Schedules

Custom Entitlement Schedules can be created as local schedules. Typically, custom levies are used when only some lots need to pay for a certain expense in a building, or if certain lots have different charge units. For example, lift maintenance for a commercial lift, or a pool that is used by only 3 out of 10 lots in the building. The custom schedules are also available with a decimal place, replacing what was previously known as the Entitlement Factor in ***Building Information***.

1. Search or select ***Levy Management***.
2. Click *Options* and select *Custom Entitlement Schedules*.
3. Click *Add* in the Custom Entitlement Schedule screen.
4. Add a title for the schedule – this field is mandatory and will be validated. Enter the Charge Units as required to each applicable Account No.
5. Click *Save* to update the schedule.

To add charge units in bulk, highlight the first lot to be charged, hold Alt-Shift on the keyboard and highlight the last lot to be charged. Click into the Charge Unit field on the last record and release the Alt-Shift keys. Add the number of charge units for each account into the last record field and press Enter. The number of charge units will be added to each selected lot in bulk.

Copy From Existing Schedule

To create a schedule from an existing schedule, click the *Copy From* button. This will present options to select existing schedules which can be saved as custom and modified if necessary.

The *Used* column in the Levy Custom Schedule screen will display *Yes* if a custom schedule has been used to create levies and *No* to indicate that a schedule has not been used.

Interest Charge List

The *Interest Charge List* allows lots and funds (Balance Fields) to be untagged to not calculate or post overdue interest. By default, all lots are automatically tagged in *Interest Charge List* to calculate and post interest.

An example for use of the *Interest Charge List* would be for lots owned by the developer which is not to be charged any overdue interest. Lots will need to be re-tagged when interest should begin charging.

1. Search or select **Levy Management**.
2. Click *Options* and select *Interest Charge List*.
3. Untag any lots that are not to be charged interest and click *Save*.

When the lot changes ownership from the developer to an owner, the lot will need to be re-tagged in order for overdue interest to calculate and post on this lot for the new owner. This will need to be added to your internal processes.

Set Current Levies

Levies selected as current will display on the **Levy Management** screen by default. For example this can control if any historical levies were required to be displayed.

1. Search or select **Levy Management**.
2. Click *Options* and select *Set Current Levies*.
3. Tag levy periods to be included in the main Levy Management screen and click *OK*.

Levy Management Overview

The options in **Levy Management** allow you to create levies for a variety of purposes, including budget-based levies using the Budget Next Year figure from **Budget Update** (*if there is no next year budget, the current year budget is used*), prior manager levies for transferred buildings, and interim levies for the next financial year.

You can also create custom entitlement schedules if needed. There are options to reverse or edit levies, View Lot Charges including lot paid dates, and apply configuration settings.

Once levies are added and approved, transactions and notices can be created, and notices distributed using Report Distribution, which supports contact preferences and additional attachments or reports. For Net GST-style buildings, GST will be automatically applied during Levy Year rollover. There are also a number of configuration options available to assist with setting preferences.

Add - Manual

If you are not automatically creating levies based on the budget, or if you are creating a custom or one-off special levy, they can be added in manually. The Levy Invoice Code will need to be created or exist in [Levy Invoice Code Setup](#) and have the *Type* set to 'Special' for a special levy. The create levy screen will open and will be prepopulated with data based on the last levy periods for the fund. This can be edited as required.

1. Search or select **Levy Management**.

2. Click *Add* and select *Manual*.

- Invoice Code Fund: Click the drop-down selector to set the fund by Invoice code (Sort Order is used for the default).
- Levy Type: Click the drop-down selector to set the levy type. Specific levy types can be set to reflect the nature of the levy. If you are creating a Special levy, the Levy Invoice Code will need to be setup or exist in [Levy Invoice Code Setup](#) with the *Type* as 'Special':
 - Regular Levies
 - Adjustment Levies (re-issue the same period for a different value)
 - Interim Levies
 - Prior Manager Levies (if loading levies from another manager who has issued the levies, select Prior Manager - [Update Paid to Dates](#) can be used if the Paid Date is required to be entered for the Levy Period, especially when this data is uploaded to Resvu).
- Entitlement Schedule: Click the drop-down selector to set the Entitlement Schedule.
- Custom Schedule Setup: Click the 'Edit/Pencil' icon to setup a new Custom Schedule.
- Determined Date: Default is today's date and can be edited. This date can be used on Levy Notices, however it should be noted that the Approval date is used for Certificates. Approval date will need to be updated to match the Determined date to appear on Certificates.
- Levy Period: Use the drop-down selectors to open the calendar and set levy period dates.
- Due Date: Levy Notice Due Date. The number of days from creation to due date will be indicated in orange. $\text{Due Date} = \text{Period Start} + \text{Last Levy (Due Date - Period Start) Days}$. Period dates will also automatically populate based on previous levies that are entered.
- Gross amount per U/E: Add the gross amount per U/E in this field. If more than eight decimal points are added, these will be truncated back to eight in this screen. The gross total amount will be calculated based on this figure and lot entitlements.
- Gross Total Amount: Add the Gross Total Amount. The Gross amount per U/E will be calculated based on this figure and lot entitlements.
- Rate: displays the rate of entitlements & number of entitlements calculation.
- Discount Rate (%): Set the discount rate in this field.

Note: This field will not be displayed unless a *Discount Rate* is added. If a *Discount Rate* is applied, the Discount Due Date will default based on state specific legislation.
- View: Click *View* to see the lot charges based on the new levy setup.

3. Click *Save* to save the new levy. The new levy will be displayed in the **Levy Management** screen with no Approved or Generated date.

Create Levy - STRATAMAX ONLINE HELP KEEP 300621

Invoice Code: 01 Admin Fund | Regular

Entitlement Schedule: Contribution Entitlements (Entitlements: 60.0000)

Determined Date: 20/10/2025

Period: 01/08/2026 To 31/10/2026

Due Date: 01/08/2026 Due in 285 days

Gross Amount per U/E: 5.50000000 | Gross Total Amount: 330.00

Rate 5.50000000 x 60.0000 entitlements (with rounding) = Gross Total 330.00

Discount Rate (%): 10.00 | Discount Date: 01/08/2026

Net Total Amount: 297.00

Disable Interest

View Save Cancel

Zero Levy

When creating manual levies there is an option to allow zero-dollar value (0.00) levies to be saved. The levy period can also be produced on the Levy Notice if the configuration is set to allow this. Refer to step 6 below.

1. Search or select **Levy Management**.
2. Click *Add* and select *Manual*.
3. Select the Invoice Code, Entitlement Schedule as required along with the Period To and Due Date.
4. Enter Gross Amount per U/E as 0.00 - this will activate the check box titled Zero Levy.
5. Tick *Zero Levy* and click *Save*.
6. To produce a Levy Notice with the zero levy period, refer to [Levy Distribution | Configuration](#).

Create Levy - STRATAMAX ONLINE HELP KEEP 300621

Invoice Code: 01 Admin Fund | Regular

Entitlement Schedule: Contribution Entitlements (Entitlements: 60.0000)

Determined Date: 20/10/2025

Period: 01/08/2026 To 31/10/2026

Due Date: 01/08/2026 Due in 285 days

Gross Amount per U/E: 0.00000000 | Gross Total Amount: 0.00

Rate 0 x 60.0000 entitlements (with rounding) = Gross Total 0.00

Zero Levy

Discount Rate (%): 0

Disable Interest

View Save Cancel

Add Levies from Budgets

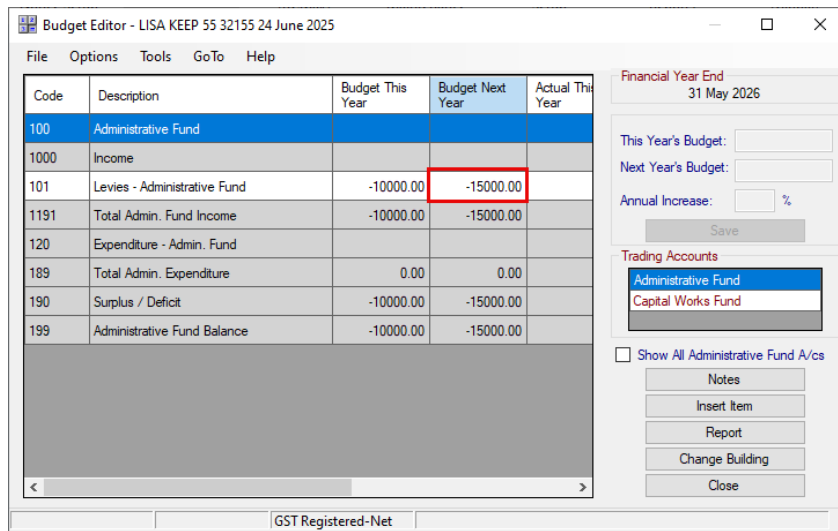
The *Add Levies From Budgets* screen can be used to create levies based on the figures in the **Budget Update** screen. Specifically, the income for each trading fund in the *Budget This Year* column and/or *Budget Next Year* column. StataMax calculates the annual rate per unit of entitlement (U/E) and distributes it evenly across the number of periods, based on the number of instalments defined for the levy code in [Levy Invoice Code Setup](#). The levies will be created for the *Levy Year*, which is determined by the user and is displayed in the top left corner of the Levy Management screen. The calculation takes into account any remaining levy periods in the current levy year, so the *Levy Year* should reflect the levies being proposed at the AGM.

When adding by budget, if the Levy Year includes three quarters based on this year's financial year and one quarter for next year and there is a Next Year Budget, the remaining quarter will be based on the next year budget. So, all four quarters will not always be the same. If a levy period crosses the old and current financial years this will be catered for.

Rate = (Next Year Budget - Outstanding Levy Income / Entitlements / Remaining Instalments)

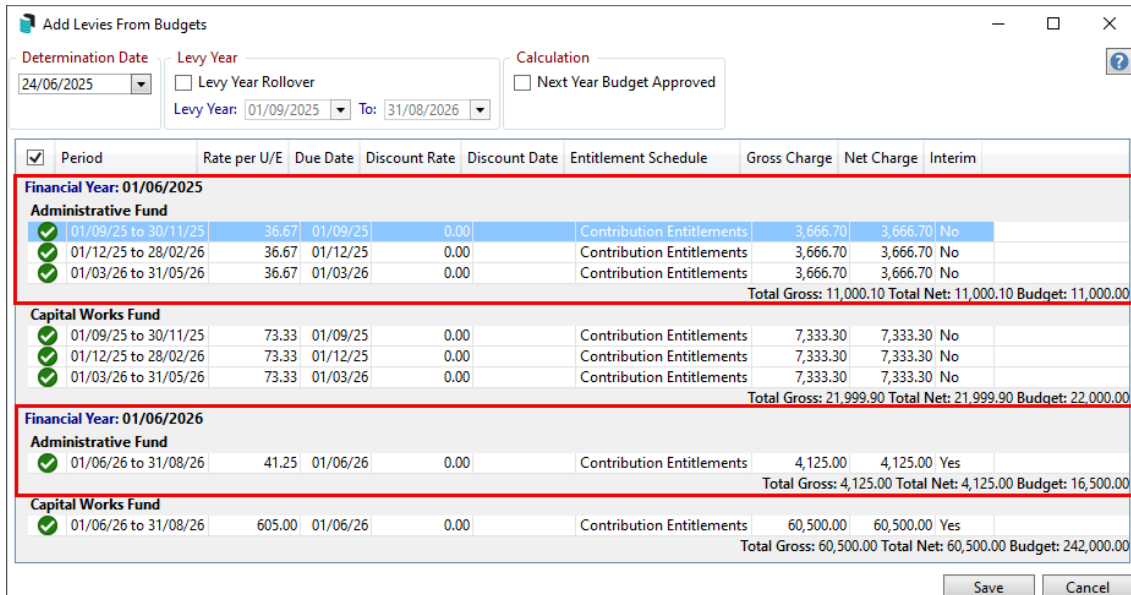
1. Search or select **Levy Management**.
2. Click *Add* and select *By Budget*.
 - Review the *Determination Date*: Generally, the date of AGM.
 - Levy Year: Tick this option to roll the Levy Year forward. Review / change the start and end dates for the new Levy Year to coincide with the levy periods being raised at the AGM. Refer to [Levy Year Rollover](#) section below.
 - GST is automatically applied to budget amounts for Net GST style buildings when the levy year is rolled over.
 - Calculation: Next Year Budget Approved. Enables levy creation based on the next year's approved budget. If the budget is not yet approved, interim levies will be created instead and can be amended. Tick if the Next Year Budget has been Approved to set the first levy as approved.
 - Review Levies / untag Levies: Levies can be untagged in this screen if they should not be included in the current process.
 - Hover over a levy to view its calculation details.
3. Click *Save* to store the levies for later approval and generation or click *Cancel* to close the screen without saving any changes.
4. Levy Periods can be edited in the **Levy Management** screen if any data requires updating.

Example screenshot, highlighting *Budget Next Year* income for -15000.00:



Screenshot of using *Add by Budget*

- 3 instalments were created using the figure in the *Budget This Year* column in **Budget Update** for \$10,000.00 plus \$1,000 GST. This takes into consideration the income, entitlements, and one remaining instalment.
- The following Financial Year is based on \$15,000.00, seen in the above screenshot, showing the *Budget Next Year* column in **Budget Update** plus \$1,500. This also takes into consideration the income, entitlements, and three remaining instalments.



Levy Year Rollover

When using the *Add - By Budget* option, if the Levy Year requires adjusting so that interim levies can be

created, tick the Levy Year Rollover button and adjust the Levy Year using the calendar, or enter the new dates for the levy period creation. If levy year matches financial year, Interim levies may be required to be entered manually after. The financial year is often different to the levy year; the levy year is what levy periods are being proposed at the AGM. You can also adjust the Levy Year forwards or backwards if rolled too far, untick the levy periods if you do not require new levy periods. Please watch our short Levy Year End Rollover video below.

The Levy Year can be edited in the *Add By Budget* screen by ticking the Levy Year Rollover box, and then editing the dates as required. This is helpful if the levy year has been previously set incorrectly.

1. Search or select **Levy Management**.
2. Click *Add* and select *By Budget*.
3. Tick *Levy Year Rollover* and change the Levy Year start to match the levy periods being approved at the AGM Meeting. StrataMax will setup any interim levies using the Next Year Budget. If the Next Year Budget is not entered, the Current Year Budget will be used. Tick *Next Year Budget Approved* if completing the levy entry after the AGM.
4. Review Levies / untag Levies: Levies can be untagged in this screen if they should not be included in the current process. Hover over a levy to view its calculation details. Edits can be applied once saved in Levy Management.
5. Click *Save* to store the levies for later approval and generation or click *Cancel* to close the screen without saving any changes.

Next levy year levies are green in colour to make them more easily identifiable. Historical levies will be coloured grey.

Add Levies From Budgets

Determination Date: 03/09/2025

Levy Year: Levy Year Rollover

Calculation: Next Year Budget Approved

Levy Year: 01/05/2026 To: 30/04/2027

<input checked="" type="checkbox"/>	Period	Rate per U/E	Due Date	Discount Rate	Discount Date	Entitlement Schedule	Gross Charge	Net Charge	Interim
Financial Year: 01/06/2026									
Admin Fund									
<input checked="" type="checkbox"/>	01/06/26 to 31/08/26	229.16666667	01/06/26	0.00		Contribution Entitlements	13,750.02	13,750.02	Yes
<input checked="" type="checkbox"/>	01/09/26 to 30/11/26	229.16666667	01/09/26	0.00		Contribution Entitlements	13,750.02	13,750.02	Yes
<input checked="" type="checkbox"/>	01/12/26 to 28/02/27	229.16666667	01/12/26	0.00		Contribution Entitlements	13,750.02	13,750.02	Yes
<input checked="" type="checkbox"/>	01/03/27 to 31/05/27	229.16666667	01/03/27	0.00		Contribution Entitlements	13,750.02	13,750.02	Yes
							Total Gross: 55,000.08	Total Net: 55,000.08	Budget: 55,000.00

Save Cancel

The *Levy Year Start Date* and *Levy Year End Date* can be reported on from **Search Buildings**.

Search Buildings - STRATAMAX ONLINE HELP KEEP 250925

Refresh Export

Restrict To	Field	Condition	Value
Columns	Building Name	starts with	
Sort Order	Legislation	is equal to	
Advanced	Levy Year Start Date	is equal to	<input type="checkbox"/> Specific Dates
	Levy Year End Date	is equal to	<input type="checkbox"/> Specific Dates

Sorted By Building Name A to Z, Limited to 10,000 records

81 records displayed

Building Number	Building Name	Levy Year Start Date	Levy Year End Date	Account Manager	Management Office	State	Building Type	Regulatory I
6082	BUILDING 10 - KEEP	01/08/2025	31/07/2026			QLD	B.F.P.	Standard
6848	BUILDING 11 - KEEP	01/01/2026	31/12/2026			QLD	B.F.P.	Standard
6940	BUILDING 12 - KEEP	01/04/2025	31/03/2026			QLD	B.F.P.	Standard
7232	BUILDING 13 - KEEP	01/11/2025	31/10/2026			QLD	B.F.P.	Standard
7586	BUILDING 14 - KEEP	01/02/2026	31/01/2027			QLD	B.F.P.	Small
7720	BUILDING 15 - KEEP	01/11/2025	31/10/2026			QLD	B.F.P.	Small
7891	BUILDING 16 - KEEP	01/01/2026	31/12/2026			QLD	B.F.P.	Standard
8794	BUILDING 18 - KEEP	01/01/2026	31/12/2026			QLD	B.F.P.	Standard

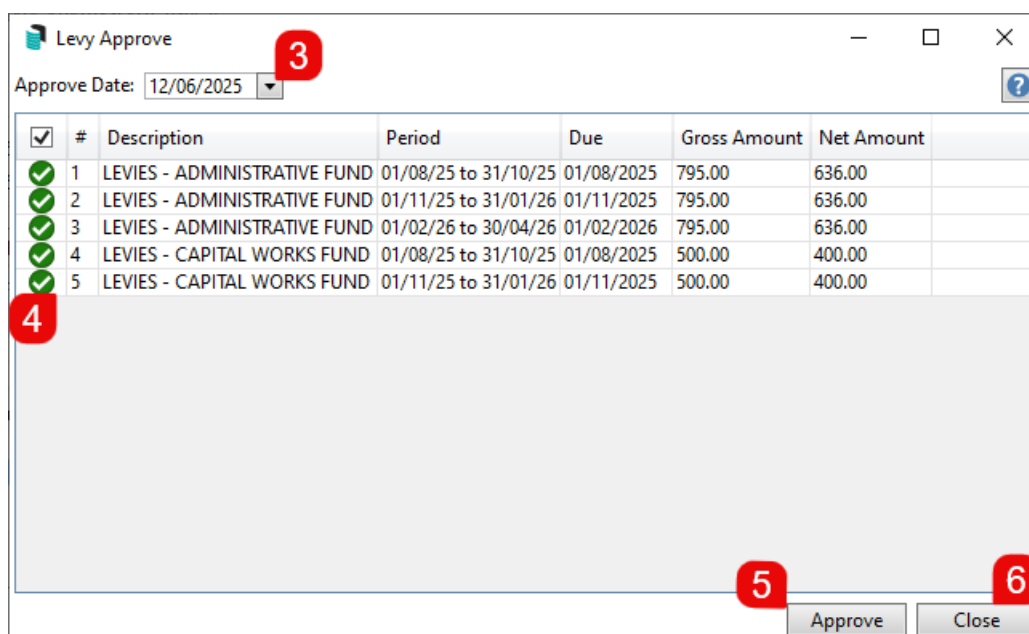
Levy Year Rollover Video

Watch our short video explaining how to adjust the Levy Year.

Approve

Once levies have been created manually or by budget, they need to be Approved (previously known as Strike / Struck).

1. Search or select **Levy Management**.
2. Click the *Approve* button to open the Approval screen.
3. Review the Approved Date: This will be Today's date, set the date you'd like to record as the approval date.
4. Untag any levies that are not ready for approval.
5. Click *Approve* to finalise and approve the selected levies.
6. Click *Close* to close the screen.



Create Transactions & Notice

After levies are approved, you can generate the related transactions and notices by selecting *Create Transactions and Notices*. Levies will be tagged for generation based on the *Levy Tag Conditions* set in your Configuration. This is also where you can review buildings for generation. There is an option to *Override Due Date Validation* if required, details below.

1. Search or select **Levy Management**.
2. Click *Create Transactions & Notice*.
3. Set the date of Generation – defaults to today's date.
4. Set the *Adjustment date for Due Date* Can be set manually or will use default days set in configuration or number of days required by legislation if more than the set default number of days.
5. Filter levies by due date.
6. Select one or more buildings (for Global Levy Generation).
7. Tag levies to be created. Review Due date column. If Due Date is before the minimum notice period and you do not wish to adjust the Due Date to be inline with the legislation set, tick *Override Due Date Validation*. Refer to instructions below.

8. To include levy periods not yet Approved, tick *Include Not Approved* to create transactions and notices.
9. Click *Start* to create transactions and notices for tagged levies. The status column will show a green tick when generated successfully and display any relevant warnings or validation messages.
10. Click *Close*.
11. Once notices and transactions have been created, the levy notices can be distributed. The Report Distribution screen will open, however if closed you can access from Reports / *Distribute Levies* to open the Report Distribution screen and distribute notices using available preferences. Additional Reports & Attachments can be included if required. Refer to **Global Distribution** below.
12. Click *Close* to exit the screen.

The screenshot shows the 'Levy Management - STRATAMAX ONLINE HELP Keep 2025' window. It features a top navigation bar with 'Options' and 'Reports' menus. Below this is a summary section with tabs for 'Period', 'Entitlements', 'Levy Year Totals', and 'View'. The 'Period' tab is active, showing financial and levy years. The 'Entitlements' tab shows contribution and interest entitlements. The 'Levy Year Totals' tab shows a total of 172,500.10 and a less discount of 169,166.70. The 'View' tab has a dropdown for 'Group By' set to 'Levy Name' and a checkbox for 'Show Historical Levies'.

The main area contains a table with the following columns: #, Period, Rate per U/E, Net Rate per U/E, Due Date, Discount Rate, Discount Date, Generation Date, Approved Date, Entitlement Schedule, Total Charge, Less Discount, and Purpose/Reason. The table is grouped into sections: '01 Admin Fund', '05 Admin Fund Special', and '07 Sinking Fund'. Each section contains multiple rows of levy data. For example, under '01 Admin Fund', row 1 has a period of 01/08/25 to 31/10/25, a rate of 166.66666667, and a due date of 01/08/25. Row 2 has a period of 01/11/25 to 31/01/26, a rate of 166.66666667, and a due date of 01/11/25. Row 3 has a period of 01/02/26 to 30/04/26, a rate of 166.66666667, and a due date of 01/02/26. Row 9 has a period of 01/05/26 to 31/07/26, a rate of 0.00000000, and a due date of 01/05/26. Row 10 has a period of 01/08/26 to 31/10/26, a rate of 125.00000000, and a due date of 01/08/26. Row 11 has a period of 01/11/26 to 31/01/27, a rate of 125.00000000, and a due date of 01/11/26. Row 12 has a period of 01/02/27 to 30/04/27, a rate of 125.00000000, and a due date of 01/02/27. Under '05 Admin Fund Special', row 17 has a period of 01/03/26, a rate of 125.00000000, and a due date of 01/03/26. Row 16 has a period of 01/05/26, a rate of 125.00000000, and a due date of 01/05/26. Under '07 Sinking Fund', row 5 has a period of 01/08/25 to 31/10/25, a rate of 100.00000000, and a due date of 01/08/25. Row 6 has a period of 01/11/25 to 31/01/26, a rate of 100.00000000, and a due date of 01/11/25. Row 7 has a period of 01/02/26 to 30/04/26, a rate of 100.00000000, and a due date of 01/02/26. Row 8 has a period of 01/05/26 to 31/07/26, a rate of 75.00000000, and a due date of 01/05/26. Row 13 has a period of 01/08/26 to 31/10/26, a rate of 75.00000000, and a due date of 01/08/26. Row 14 has a period of 01/11/26 to 31/01/27, a rate of 75.00000000, and a due date of 01/11/26. Row 15 has a period of 01/02/27 to 30/04/27, a rate of 75.00000000, and a due date of 01/02/27.

At the bottom of the window, there are four buttons: 'Add', 'Approve', 'Create Transactions & Notice' (highlighted with a red box), and 'Close'.

Adjust Due Date if before

If the Due Date of the Levy Period is inside the expected notice date period, there is an option to enter a date so that the Due Date updates to this date. In the example below, the Due Date will adjust from 01/09/2025 to 12/09/2025.

Levy Create Transactions & Notice

Generation Date: 13/08/2025 Adjust Due Date if before: 12/09/2025 Include Not Approved

Filter Due Dates: To 20/04/2026 Buildings: 10 Selected

<input checked="" type="checkbox"/>	Building Number	Building Name	Fund	Period	Due	Approved	Total Amount	Less Discount	Status
<input checked="" type="checkbox"/>	130825	LANA LEVY MANAGEMENT		01/11/25 to 31/01/26	01/11/2025	30/10/2024	11334.96	9067.94	
<input checked="" type="checkbox"/>	130825	LANA LEVY MANAGEMENT		01/11/25 to 31/01/26	01/11/2025	30/10/2024	4353.58	3482.92	
<input checked="" type="checkbox"/>	130825	LANA LEVY MANAGEMENT		01/02/26 to 30/04/26	01/02/2026	07/08/2025	17002.44	13601.98	
<input checked="" type="checkbox"/>	130825	LANA LEVY MANAGEMENT		01/02/26 to 30/04/26	01/02/2026	07/08/2025	6530.44	5224.38	
<input checked="" type="checkbox"/>	130825	LANA LEVY MANAGEMENT		01/09/25	01/09/2025	07/08/2025	2000.04	2000.04	⚠ Due date is before the minimum notice period
<input checked="" type="checkbox"/>	2723	Happywood	LEVIES - ADMINISTRATIVE FUND	01/11/25 to 31/01/26	01/11/2025	23/10/2024	1996.56	1996.56	
<input checked="" type="checkbox"/>	2723	Happywood	LEVIES - SINKING FUND	01/11/25 to 31/01/26	01/11/2025	23/10/2024	900.00	900.00	
<input checked="" type="checkbox"/>	2723	Happywood	LEVIES - ADMINISTRATIVE FUND	01/02/26 to 30/04/26	01/02/2026	07/08/2025	4003.44	4003.44	
<input checked="" type="checkbox"/>	2723	Happywood	LEVIES - SINKING FUND	01/02/26 to 30/04/26	01/02/2026	07/08/2025	1099.98	1099.98	

Distribute Start Close

Override Due Date Validation

If the message *Due date is before the minimum notice period* is listed in the Status, and the Due Date is to remain as set in **Levy Management**, possibly due to urgent special levy requirements, tick the **Override Due Date Validation** box to proceed with the levy generation and Create Transactions & Notice.

Please be aware that this tick box will only be available with the appropriate permission in **Security Setup** called 'Override Levy Generation Due Date Validation'.

Levy Create Transactions & Notice

Generation Date: 25/08/2025 Adjust Due Date if before: 24/09/2025 Include Not Approved **Override Due Date Validation**

Filter Due Dates: To 09/10/2025 Buildings: 300621

<input type="checkbox"/>	Building Number	Building Name	Fund	Period	Due	Approved	Total Amount	Less Discount	Status
<input type="checkbox"/>	300621	STRATAMAX ONLINE HELP KEEP	SPECIAL ADMIN. FUND LEVY	01/11/24	01/11/2024	08/05/2025	6000.00	6000.00	⚠ Due date is before the minimum notice period
<input checked="" type="checkbox"/>	300621	STRATAMAX ONLINE HELP KEEP	SPECIAL ADMIN. FUND LEVY	10/09/25	10/09/2025	12/08/2025	6000.00	6000.00	⚠ Due date is before the minimum notice period
<input type="checkbox"/>	300621	STRATAMAX ONLINE HELP KEEP	LEVIES - ADMINISTRATIVE FUND	01/05/24 to 31/07/24	01/05/2024	01/05/2024	3300.00	3300.00	⚠ Due date is before the minimum notice period
<input type="checkbox"/>	300621	STRATAMAX ONLINE HELP KEEP	LEVIES - ADMINISTRATIVE FUND	01/08/24 to 31/10/24	01/08/2024	01/05/2024	3300.00	3300.00	⚠ Due date is before the minimum notice period
<input type="checkbox"/>	300621	STRATAMAX ONLINE HELP KEEP	LEVIES - ADMINISTRATIVE FUND	01/11/24 to 31/01/25	01/11/2024	01/05/2024	3300.00	3300.00	⚠ Due date is before the minimum notice period
<input type="checkbox"/>	300621	STRATAMAX ONLINE HELP KEEP	LEVIES - ADMINISTRATIVE FUND	01/02/25 to 30/04/25	01/02/2025	01/05/2024	3300.00	3300.00	⚠ Due date is before the minimum notice period
<input type="checkbox"/>	300621	STRATAMAX ONLINE HELP KEEP	LEVIES - ADMINISTRATIVE FUND	01/05/25 to 31/07/25	01/05/2025	12/08/2025	330.00	330.00	⚠ Due date is before the minimum notice period
<input type="checkbox"/>	300621	STRATAMAX ONLINE HELP KEEP	LEVIES - ADMINISTRATIVE FUND	01/08/25 to 31/10/25	01/08/2025	12/08/2025	330.00	330.00	⚠ Due date is before the minimum notice period

Distribute Start Close

Global Distribution of Levies

Levy Notices that have been generated can be distributed or re-distributed by using the **Distribute** option. The default Levy Notice email template will be used when Report Distribution is opened from **Levy Management**. Levy Notices will be stored in **DocMax** and in the document shortcut within the **Roll** as well as **Stored Reports**. The email body included with the Levy Notice can be set or adjusted from **Email Template Manager**.

Transactions and Levy Notices can be created globally by tagging all or multiple buildings in the *Create Transactions and Notice* screen.

1. Search or select **Levy Management**.
2. Click *Create Transactions & Notice*.
3. Review the *Generation Date*.
4. Review *Adjust Due Date if before*.
 - If the Due Date is to remain as set in
 - o **Levy Management** possibly due to urgent special levy requirements, tick the setting.
 - o *Override Due Date Validation* to proceed with the levy generation and Create Transactions & Notice.
5. Click the *Buildings* selection and tag buildings as required.
6. Click *Select*. The buildings will be set for global generation. Levies that fall into the Tag Conditions period will be pre-tagged. Check the Status column for any warnings.
7. Click *Start* to create transactions and notices for tagged levies. The status column will show a green tick when generated successfully, and display any relevant warnings or validation messages.
8. Once notices and transactions have been created, they will be distributed if the *Auto Distribute after Create Transaction/Notice Setting* is configured, or click *Distribute* to open the Report Distribution screen and distribute notices using available preferences and additional reports if required.

Building Number	Building Name	Fund	Period	Due	Approved	Total Amount	Less Discount	Status
040625	LANA APARTMENTS	LEVIES - ADMINISTRATIVE FUND	01/08/25 to 31/10/25	01/08/2025	18/06/2025	795.00	636.00	✔
040625	LANA APARTMENTS	LEVIES - ADMINISTRATIVE FUND	01/11/25 to 31/01/26	01/11/2025	18/06/2025	795.00	636.00	
040625	LANA APARTMENTS	LEVIES - ADMINISTRATIVE FUND	01/02/26 to 30/04/26	01/02/2026	18/06/2025	795.00	636.00	
040625	LANA APARTMENTS	LEVIES - CAPITAL WORKS FUND	01/08/25 to 31/10/25	01/08/2025	18/06/2025	500.00	400.00	✔
040625	LANA APARTMENTS	LEVIES - CAPITAL WORKS FUND	01/11/25 to 31/01/26	01/11/2025	18/06/2025	500.00	400.00	

9. Review Report Distribution options - additional *Reports & Attachments* can be included once off or saved as a Report Set for future use.

10. Ensure *Save Report* is ticked where you can select a DocMax Profile and copies of Levy Notices will be stored here in **DocMax**, as well as in the Roll Document List in the **Roll** for each lot. Review all settings before clicking *Proceed*.

To send a duplicate levy notice to owners where their levy preference is set to email and the agent is receiving levies on the owners behalf, ensure 'Duplicate - Copy to Owner' is ticked within the filters.

Filters

Committee Member: All Exclude Only

Lot Type: Include Car Spaces Include Storage Spaces

Duplicate: Copy to owner

Consolidate by Contact: This option will consolidate the Levy Notice and any attachments into one pack for distribution. With this configuration selected, any Contact that owns multiple lots or is receiving notices on behalf of owners (example agents) will deliver one instance, including all documentation batched into report order. For multiple buildings, this Contact will receive one for each.

Please Note: If an Agent is receiving Levy Notices on behalf of 10 lots; one document will be stored against the first lot in DocMax regardless of who owns the lot. It is not recommended to use this setting for global levy distribution.

Report Distribution - TRAINING BUILDING 12345

Levy Notice

Building: TRAINING BUILDING 12345

Report Set: Page Numbers Consolidate by Contact

Levy Notice [Inote_84] Levy Notice+Qld 1997+GST StrataPay

Distribution Method

Post Snagit 2025 (redirected 5)

Email Levy Notice

Save Report Levy Notice

Use Preferences Levy Notice

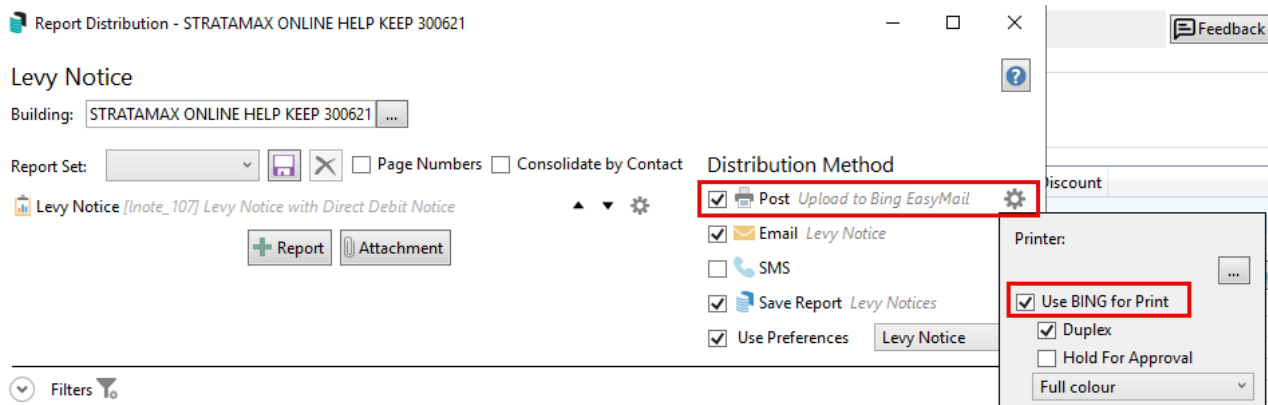
Filters

<input checked="" type="checkbox"/>	Account	Lot	Unit	Name	Behalf Of	Post	Email	Sms
<input checked="" type="checkbox"/>	02100001	1	1	Developer / Original Owner		1 Developer Dr BRISBANE QLD 40		
<input checked="" type="checkbox"/>	02100002	2	2	Developer / Original Owner		1 Developer Dr BRISBANE QLD 40		
<input checked="" type="checkbox"/>	02100003	3	3	Developer / Original Owner		1 Developer Dr BRISBANE QLD 40		
<input checked="" type="checkbox"/>	02100004	4	4	Developer / Original Owner		1 Developer Dr BRISBANE QLD 40		
<input checked="" type="checkbox"/>	02100005	5	5	Developer / Original Owner		1 Developer Dr BRISBANE QLD 40		
<input checked="" type="checkbox"/>	02100006	6	6	Developer / Original Owner		1 Developer Dr BRISBANE QLD 40		
<input checked="" type="checkbox"/>	02100007	7	7	Developer / Original Owner		1 Developer Dr BRISBANE QLD 40		
<input checked="" type="checkbox"/>	02100008	8	8	Developer / Original Owner		1 Developer Dr BRISBANE QLD 40		

Distribute Levies | BING

Distribute Levies uses the Report Distribution method to send Levy Notices (same process as *Merge Letters / Meeting Hub*).

- The only valid way to send Levy Notices to BING is via the **Bing EasyPost API**.
- In the Report Distribution screen, ensure the option **Use BING for Print** is checked.



If the **Mailroom** option is selected (legacy method), the system will:

- Spawn a separate program per print file (hundreds or more in a large levy run).
- Cause the levies process to crash, resulting in:
 - Partial prints received at BING.
 - Emails not being sent.
- Require the entire **Printing and Emailing** process to be repeated.

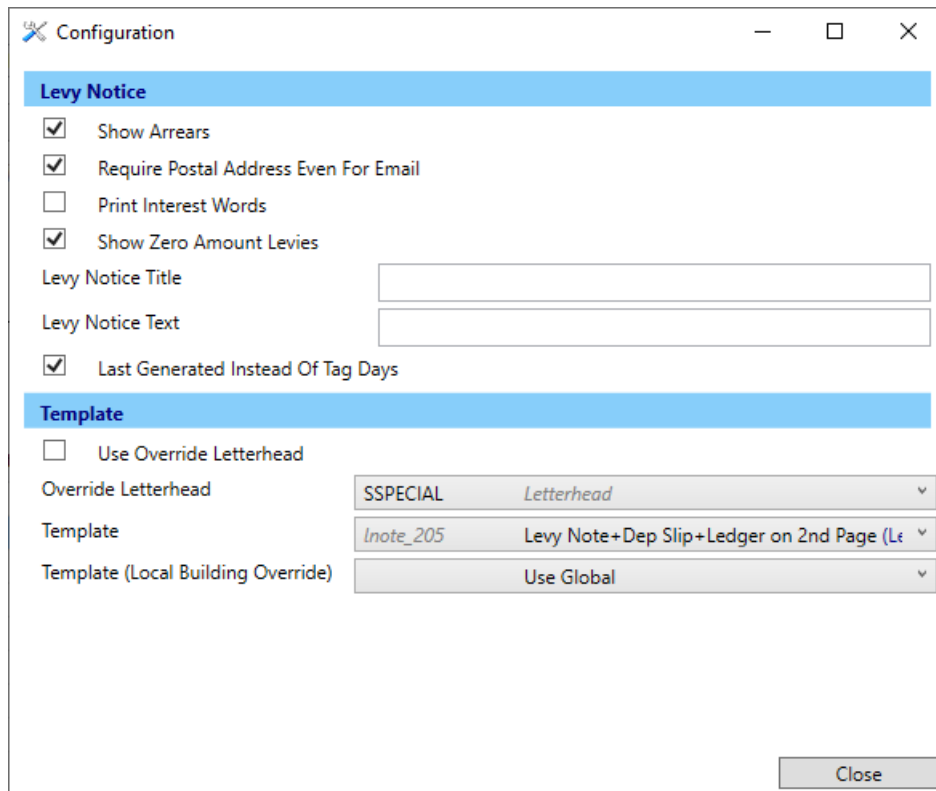
Distribute Levies | Configuration

1. Search or select **Levy Management**.
 2. Click *Reports*.
 3. Click *Distribute Levies* and click on the cog wheel to open the Configuration screen. This is where you can set the Template, or set a Local Building Override Template or Letterhead, Levy Notice Text and review additional configuration.
- Show Arrears: Displays amounts that are in arrears. Recommended to be ticked.
 - Require Postal Address Even For Email: A postal address is included on a Levy Notice where there are split contacts with the same email address and Levy Notice preference is set to email. This setting will use the first contact postal address for display on the Levy Notice when emailing (Global Setting).
 - Show Zero Amount Levies: If a Zero Levy (0.00) has been created, this can be Approved and

Generated and printed on a Levy Notice. This setting will show zero amount levies on the Levy Notice when issued from Levy Management / Distribution (Global Setting).

- Last Generated Instead of Tag Days: Allows a levy notice to be produced showing the last generated levies regardless of the set tag conditions in Levy Management. This is particularly useful when sending Welcome Packs where the last generated levies fell outside the tag conditions dates. We recommend that this setting be saved for Change of Ownership and Change of Details Report sets if there is a Levy Notice included to ensure a notice is produced for Welcome Packs and Change of Details.

NOTE: This setting will not affect notices when running from Levy Management after Generating Levies which will produce notices based on levies generated using set tag conditions.



The screenshot shows a 'Configuration' window with two main sections: 'Levy Notice' and 'Template'. The 'Levy Notice' section includes several checkboxes: 'Show Arrears' (checked), 'Require Postal Address Even For Email' (checked), 'Print Interest Words' (unchecked), 'Show Zero Amount Levies' (checked), and 'Last Generated Instead Of Tag Days' (checked). There are also text input fields for 'Levy Notice Title' and 'Levy Notice Text'. The 'Template' section includes a checkbox for 'Use Override Letterhead' (unchecked), a dropdown for 'Override Letterhead' (set to 'SSPECIAL Letterhead'), a dropdown for 'Template' (set to 'Inote_205 Levy Note+Dep Slip+Ledger on 2nd Page (Le...)', and a dropdown for 'Template (Local Building Override)' (set to 'Use Global'). A 'Close' button is located at the bottom right.

Distribute Levies | Log

In the report distribution logs there is the ability to include the Email or Postal Address of where Levy Notices were sent and to also Resume a levy run. This log is helpful to identify if a particular Levy Notice was emailed or posted. From the *Advanced* button, add in the fields Email Addresses and Postal Address Line 1, 2 and 3 and Recipient Account to report on this detail. View our Report Distribution article on [how to review the log and redistribute levy notices](#).

1. Search or select **Levy Management**.
2. Click *Reports* and *Distribute Levies*.
3. Select *Logs*.
4. From *Advanced* button select *Columns* tab and include Recipient Account, Email Addresses and

Postal Line 1, 2 & 3 in the Display Columns and *Refresh*.

5. Click *Print* to produce the information into a PDF report or *Export* to open into Excel.

Search Report Distribution Logs

Refresh Export Advanced Saved Search: Email / Post

Field Condition Value

Start Date/Time is on or before Specific Dates Today

Report Title is equal to

950 records displayed

Start Date/Time	Report Title	User	Buildings	Email Addresses	Postal Address Line 1	Postal Address Line 2	Postal Address Line 3	Recipient Account
10/11/2025 12:09:48 PM	Levy Notice	ana.clarke	300621	bea@email.propertyme.com				02100001
10/11/2025 12:09:48 PM	Levy Notice	ana.clarke	300621		PO Box 7172	SIPPY DOWNS QLD 4556		02100001
10/11/2025 12:09:48 PM	Levy Notice	ana.clarke	300621	logan.puka@gmail.com				02100002
10/11/2025 12:09:48 PM	Levy Notice	ana.clarke	300621		PO BOX 581	Coolum QLD 4573		02100002
10/11/2025 12:09:48 PM	Levy Notice	ana.clarke	300621	bubbles@email.com.au				02100003
10/11/2025 12:09:48 PM	Levy Notice	ana.clarke	300621		1 Perfume Street	PARIS FRANCE 1512121321		02100004
10/11/2025 12:09:48 PM	Levy Notice	ana.clarke	300621	dave@danger.com				02100005
10/11/2025 12:09:48 PM	Levy Notice	ana.clarke	300621	edaemine.kocak@gmail.com	67/311 Anketell Street	Greenway ACT 2900		02100006

Levy Management | Reports

The *Reports* menu provides access to Report Distribution to Distribute Levy Notices, run the Levy Register Report and Levy Generation Schedule.

Levy Register

The Levy Register Report opens the Levy Register Report in Report Distribution, and provides the ability to generate the default (Current) Levy Register, report for Proposed Levies and report for Account Groups. There is also the option to select Accounts and produce the Levy Register for individual lot accounts. The Levy Register Summary Report can also be included and saved as a Report Set.

1. Search or select **Levy Management**.
2. Click *Reports*.
3. Select *Levy Register*.
4. Click the template cog to see report settings and templates (for example, Proposed Levies).
5. Click *Accounts* to select an individual Lot if required.
6. The Levy Register Summary Report can also be included if required; click Report and select Levy Register Summary.
7. Click *Proceed*.

Levy Register

Building: Accounts:

Report Set: Page Numbers Consolidate by Contact

Levy Register [levyregister_default] Levy Register Report

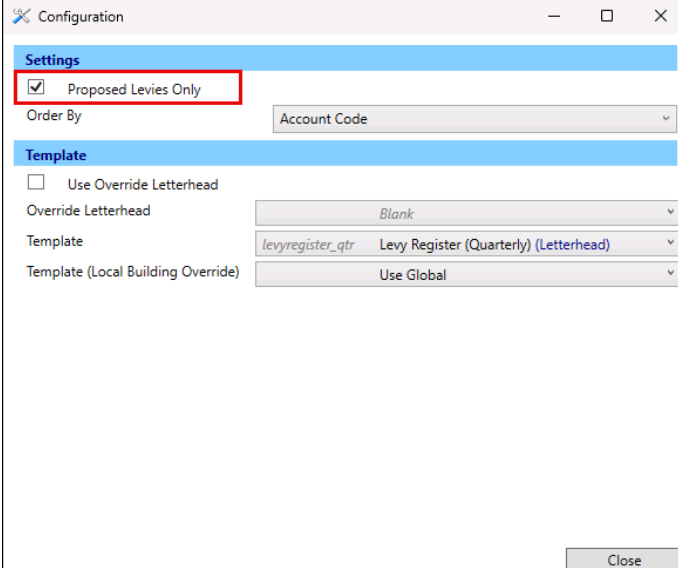
Levy Register Summary [levyregistersummary_default] Levy Register Summary Report

+ Report Attachment

Levy Register - Quarterly Report

The Levy Register - Quarterly Report shows levies by each lot and quarterly period. This report can be produced in Report Distribution and provides the ability to generate the default Levy Register (Quarterly), there is an option to produce this report for Proposed Levies Only. Produce a Levy Register - Quarterly is for when a quarterly view of levies for lots is needed.

1. Search or select **Levy Management**.
2. Click *Reports*.
3. Select *Levy Register - Quarterly*.
4. Click the template cog to see report settings and templates (for example, Proposed Levies Only, untick for Approved Levies).
5. Click *Accounts* to select an individual Lot if required.
6. Click *Proceed*.



The screenshot shows a 'Configuration' dialog box with the following settings:

- Settings**
 - Proposed Levies Only (highlighted with a red box)
 - Order By: Account Code
- Template**
 - Use Override Letterhead
 - Override Letterhead: Blank
 - Template: levyregister_qtr Levy Register (Quarterly) (Letterhead)
 - Template (Local Building Override): Use Global

A 'Close' button is located at the bottom right of the dialog.

Proposed Levies Strata Plan No.

Lot	Unit	Fund	01/11/24 to 31/01/25	01/02/25 to 30/04/25	01/05/25 to 31/07/25	01/08/25 to 31/10/25	Total
1	1	Administrative Fund	759.15	759.15	759.15	759.15	3,036.60
1	1	Capital Works Fund	130.00	130.00	130.00	130.00	520.00
							3,556.60
2	2	Administrative Fund	715.35	715.35	715.35	715.35	2,861.40
2	2	Capital Works Fund	122.50	122.50	122.50	122.50	490.00
							3,351.40
3	3	Administrative Fund	715.35	715.35	715.35	715.35	2,861.40
3	3	Capital Works Fund	122.50	122.50	122.50	122.50	490.00
							3,351.40
4	4	Administrative Fund	715.35	715.35	715.35	715.35	2,861.40
4	4	Capital Works Fund	122.50	122.50	122.50	122.50	490.00
							3,351.40
5	5	Administrative Fund	715.35	715.35	715.35	715.35	2,861.40
5	5	Capital Works Fund	122.50	122.50	122.50	122.50	490.00
							3,351.40
6	6	Administrative Fund	759.15	759.15	759.15	759.15	3,036.60
6	6	Capital Works Fund	130.00	130.00	130.00	130.00	520.00
							3,556.60

Example of Levy Register - Quarterly Report

The Register Summary Report

The Levy Register Summary can be produced to summarise the levies for the building and be used to confirm the amount being raised for each levy period. This report can produce the approved or proposed levies to excel based on the configuration. Produce a Levy Register Summary when you need to confirm the amounts being raised for a levy period.

1. Search or select **Levy Management**.
2. In the top left of the window, click *Reports > Levy Register Summary*.
3. Click the template cog to see report settings and templates (for example, Proposed Levies Only, untick for Approved Levies).
4. Click *Excel Export* to produce the report to Excel, or Proceed to screen.

Levy Generation Schedule

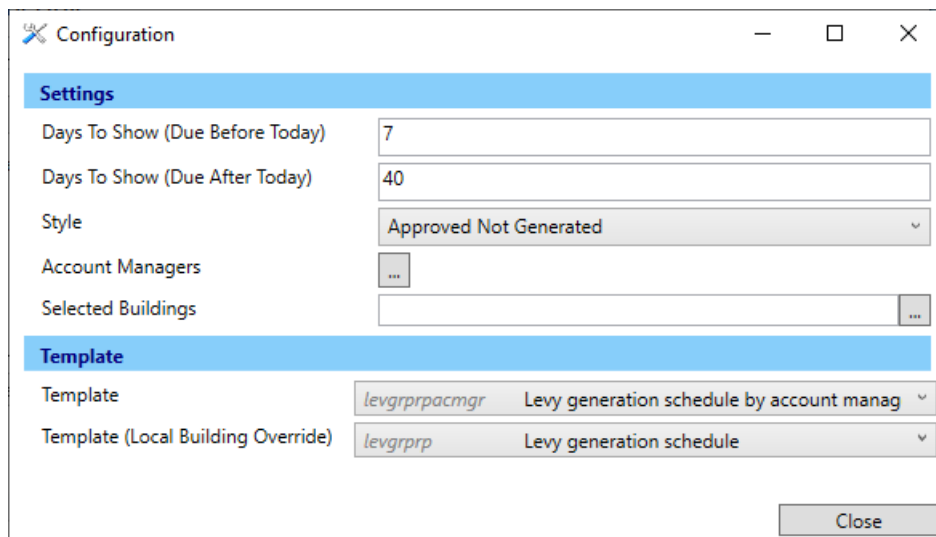
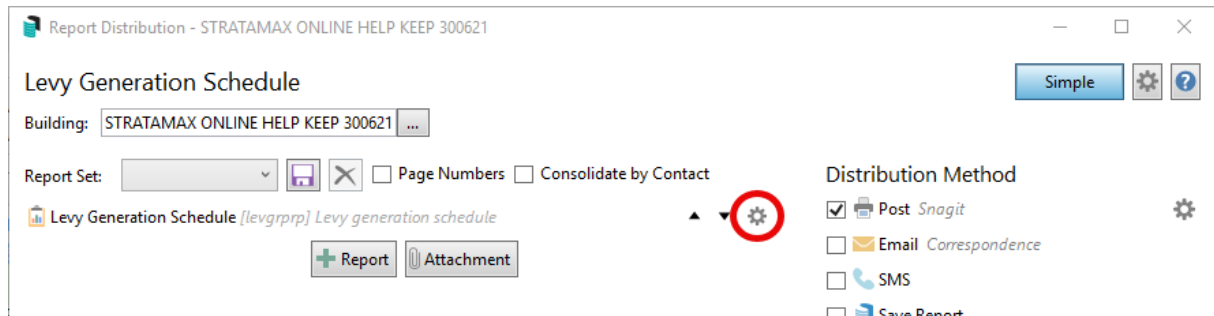
The Levy Generation Schedule provides a consolidated view of levies recorded in StrataMax across the selected buildings based on the selected style of reporting. This report also may help to determine where future levies have not yet been entered and buildings with no levies at all.

What is the Levy Generation Schedule used for?

- Review levy periods and due dates, including levy description.
- Check generation and printed status.
- Detect missing or future levies (identified in light grey and with ****).
- Show buildings with no levy data.

How is the Levy Generation Schedule produced?

1. Search or select **Levy Management**.
2. In the top left of the window, click *Reports > Levy Generation Schedule*.
3. In the Levy Generation Schedule (Report Distribution) window, it is important to click the cog wheel to check the report settings and templates to ensure it is fit for the purpose of producing the report:



- Days To Show (Due Before Today): Enter the number of days to include levies with due dates this many days in the past, before today's date.
- Days To Show (Due After Today): Enter the number of days to include levies with due dates this many days in the future, after today's date. If producing this report as part of issuing levies globally, it is recommended to match the same number of days in the **Levy Management > Options > Configuration**, in the field *Days to Include*.
- Click the *Style* drop down menu to select the appropriate report; Not Generated, Approved Not Generated, etc.
- Use the *Account Managers* ellipsis [...] button to select and filter by an Account Manager if required. Click red X to remove.
- Use the *Selected Buildings* ellipsis [...] button to select and filter the required buildings (if not selected, then the report will include all buildings).

- Select the required template from the *Template* drop-down menu.
 - From the *Template (Local Building Override)* drop-down menu, a local template can be used instead of the global template, which will only be used when a single building is selected for this report.
4. Click *Close* to close the Configuration window.
 5. Review the rest of the settings, such as Distribution Method and Recipients, etc. then click either *Proceed* to open the Report Publish screen where the report is previewed or click *Excel Export* to open the report in Excel.

Levy Generation Schedule | Future Levies

Expected future levies, identified in light grey and with '*****' may also display on the report. It will display for the current expected period, based on the previous year's levy period and due date.

This is an indication to check the building and confirm the expected levy period:

- Exists but may be a different due date or setup.
- Is missing, possibly due to a recent or pending AGM (to be entered soon).

This is information only, if the Levy Management is correct, then no further action is required, however review of the above may highlight that levies need to be entered.

Example - Levies for the highlighted Building were issued for 01/09/2025 - 30/11/2025 - prior year, please check for the same levies and period for 01/09/2026 - 30/11/2026, in Levy Management as these may yet to be entered or have already been entered, but have a different due date in the current year.

Page 1

LEVY GENERATION SCHEDULE

From: **19/06/26** To: **24/09/26** By Due Date

Building Name	Number	Description	Period	Due Date	Generated	Printed
23 Dolphin Lane	9503	No Levy Data				
24 Unicorn Road	9681	No Levy Data				
Kowloon Centre	74857	Administrative Fund	01/07/26 to 30/09/26	01/07/26		
Kowloon Centre	74857	Maintenance Fund	01/07/26 to 30/09/26	01/07/26		
Skyline	22962	Admin Fund	01/07/26 to 30/09/26	01/07/26		
Skyline	22962	Sinking Fund	01/07/26 to 30/09/26	01/07/26		
Skyline li	40150	Admin Fund	01/09/26*****30/11/26	01/09/26		
Skyline li	40150	Sinking Fund	01/09/26*****30/11/26	01/09/26		

Items marked with ***** are the anniversary of levies which have been generated where no levies have been approved for the current period

Edit Levy

Sometimes it's required to edit an existing levy. This can be done for levies that have or haven't been approved, and levies that have or haven't been generated and issued. When editing a levy, interest and

discounts will not change, in order to reverse interest or discounts the levy will need to be reversed or **Debtor Adjustments** can be used. When editing a levy to zero, or to another amount, a reversal will be completed, creating a credit levy of the original levy with a new number. Reversed/ Edited (cancelled) levies will be displayed in red in Levy Management and are hidden unless *Show Historical Levies* is ticked. Reversed/ edited levies are also hidden from Ledger Cards and the replacement levy will display.

1. Search or select **Levy Management**.
2. Highlight the levy period to be adjusted.
3. Click *Edit* button.
4. Adjust levy period details as required.
5. Click *Save*.

Levy Management - STRATAMAX ONLINE HELP Keep 2025

Options Reports Feedback ?

Period: Financial Year: 01/05/2025 to 30/04/2026 Levy Year: 01/05/2026 to 30/04/2027

Entitlements: Contribution Entitlements: 100.0000 Interest Entitlements: 100.0000

Levy Year Totals: Total: 172,500.10 Less Discount: 169,166.70

View: Group By: Levy Name Show Historical Levies

#	Period	Rate per U/E	Net Rate per U/E	Due Date	Discount Rate	Discount Date	Generation Date	Approved Date	Entitlement Schedule	Total Charge	Less Discount	Purpose/Reason
01 Admin Fund												
1	01/08/25 to 31/10/25	166.66666667	150.00000000	01/08/25	10.00	01/08/25	01/08/25	01/08/25	Contribution Entitlements	16,666.70	15,000.00	
												Delete Edit View Lot Charges
2	01/11/25 to 31/01/26	166.66666667	150.00000000	01/11/25	10.00	01/11/25			Contribution Entitlements	16,666.70	15,000.00	
3	01/02/26 to 30/04/26	166.66666667	166.66666667	01/02/26	0.00				Contribution Entitlements	16,666.70	16,666.70	
9	01/05/26 to 31/07/26	0.00000000	0.00000000	01/05/26	0.00				Contribution Entitlements	0.00	0.00	
10	01/08/26 to 31/10/26	125.00000000	125.00000000	01/08/26	0.00				Contribution Entitlements	12,500.00	12,500.00	
11	01/11/26 to 31/01/27	125.00000000	125.00000000	01/11/26	0.00				Contribution Entitlements	12,500.00	12,500.00	
12	01/02/27 to 30/04/27	125.00000000	125.00000000	01/02/27	0.00				Contribution Entitlements	12,500.00	12,500.00	
05 Admin Fund Special												
17	01/03/26	125.00000000	125.00000000	01/03/26	0.00				Contribution Entitlements	12,500.00	12,500.00	Roof Restorations
16	01/05/26	125.00000000	125.00000000	01/05/26	0.00				Contribution Entitlements	12,500.00	12,500.00	This is the purpose reason
07 Sinking Fund												
5	01/08/25 to 31/10/25	100.00000000	100.00000000	01/08/25	0.00				Contribution Entitlements	10,000.00	10,000.00	
6	01/11/25 to 31/01/26	100.00000000	100.00000000	01/11/25	0.00				Contribution Entitlements	10,000.00	10,000.00	
7	01/02/26 to 30/04/26	100.00000000	100.00000000	01/02/26	0.00				Contribution Entitlements	10,000.00	10,000.00	
8	01/05/26 to 31/07/26	75.00000000	75.00000000	01/05/26	0.00				Contribution Entitlements	7,500.00	7,500.00	
13	01/08/26 to 31/10/26	75.00000000	75.00000000	01/08/26	0.00				Contribution Entitlements	7,500.00	7,500.00	
14	01/11/26 to 31/01/27	75.00000000	75.00000000	01/11/26	0.00				Contribution Entitlements	7,500.00	7,500.00	
15	01/02/27 to 30/04/27	75.00000000	75.00000000	01/02/27	0.00				Contribution Entitlements	7,500.00	7,500.00	

Add Approve Create Transactions & Notice Close

Reverse Levy

There may be times when a levy is required to be reversed entirely, or for a complete replacement of a levy period, date and discount. Firstly check if the levy has a discount as this will affect how you proceed. [Edit Levy](#) should be used in most instances and is recommended. When reversing a levy, a reversal will be completed, creating a credit levy of the original levy with a new number. [Add Levy - Manual](#) can be used to enter a replacement levy if required. Reversed/ Edited (cancelled) levies will be displayed in red in Levy Management and are hidden unless *Show Historical Levies* is ticked. Reversed/ edited levies are also hidden from Ledger Cards and the replacement levy will display. There is a Security permission for 'Reverse Levy' which can be set.

Please note: Using *Edit* to adjust a Levy, is the recommended process rather than a reversal.

1. Search or select **Levy Management**.
2. Highlight the levy period to be reversed and click *Reverse*.
3. If the levy period has a Discount Rate a prompt to reverse the discount will display, select *Yes* or

No.

4. A credit levy will be created in **Levy Management** for the reversal.

The screenshot shows the 'Levy Management - STRATAMAX ONLINE HELP Keep 2025' window. It features a summary section at the top with 'Period', 'Entitlements', and 'Levy Year Totals'. Below this is a detailed table with columns for '#', 'Period', 'Rate per U/E', 'Net Rate per U/E', 'Due Date', 'Discount Rate', 'Discount Date', 'Generation Date', 'Approved Date', 'Entitlement Schedule', 'Total Charge', 'Less Discount', and 'Purpose/Reason'. The table is grouped by fund type: '01 Admin Fund', '05 Admin Fund Special', and '07 Sinking Fund'. Row 3 of the '01 Admin Fund' group is highlighted in blue, and its 'Reverse' button is circled in red. At the bottom of the window are buttons for 'Add', 'Approve', 'Create Transactions & Notice', and 'Close'.

The dialog box is titled 'Reverse Levy' and contains the question: 'Do you want to reverse discounts while reversing this levy'. At the bottom, there are three buttons: 'Yes', 'No', and 'Cancel'.

Yes = Any receipts to lots with a discount for the levy period will be reversed (Recommended).

No = Discount will remain on the lot. If later decided that the discount should be reversed, this will need to be removed using **Debtor Adjustments**.

View Lot Charges

A Levy Charge Schedule report can be viewed listing each Lot Account, Charge Unit, Gross Amount, Net Amount / Discount and the Date Paid.

1. Search or select **Levy Management**.
2. Highlight the levy period to be viewed.
3. Click *View Lot Charges* to view the Levy Detail of each Lot Account, including the Date Paid for the Lot.
4. Click *Report* to produce a Levy Charge Schedule report for the selected levy period.

Levy Management

Options Reports Feedback ?

Period
 Financial Year: 01/03/2025 to 28/02/2026
 Levy Year: 01/06/2025 to 31/07/2026

Entitlements
 Contribution Entitlements: 500.0000
 Interest Entitlements: 500.0000

Levy Year Totals
 Total: 3,385.00
 Less Discount: 2,708.00

View
 Group By: Levy Name
 Show Historical Levies

#	Period	Rate per U/E	Due Date	Discount Rate	Discount Date	Generation Date	Approved Date	Entitlement Schedule	Total Charge	Less Discount	
01 Administrative Fund											
1	01/08/25 to 31/10/25	1.59	01/08/25	20.00	01/08/25	18/06/25	18/06/25	Contribution Entitlements	795.00	636.00	
									Reverse	Edit	View Lot Charges
2	01/11/25 to 31/01/26	1.59	01/11/25	20.00	01/11/25	18/06/25	18/06/25	Contribution Entitlements	795.00	636.00	
3	01/02/26 to 30/04/26	1.59	01/02/26	20.00	01/02/26		18/06/25	Contribution Entitlements	795.00	636.00	
07 Capital Works Fund											
4	01/08/25 to 31/10/25	1.00	01/08/25	20.00	01/08/25	18/06/25	18/06/25	Contribution Entitlements	500.00	400.00	
5	01/11/25 to 31/01/26	1.00	01/11/25	20.00	01/11/25		18/06/25	Contribution Entitlements	500.00	400.00	

Add Approve Create Transactions & Notice Close

Levy Detail

Account	Name	Lot Number	Unit Number	Charge Units	Amount	Discount	Notice	Paid
02100001		1	1	25.0000	868.75	0.00		
02100002		2	2	25.0000	868.75	0.00	26/06/25	
02100003		3	3	25.0000	868.75	0.00		
02100004		4	4	25.0000	868.75	0.00		

Report Close

Charge Schedule				02 Jul 2025	
Strata Plan No.					
Administrative Fund				14/07/25 to 13/10/25	
Account Number	Lot Number	Charge Units	Gross Amount	Net Amount	
02100001	1	25.0000	868.75	868.75	
02100002	2	25.0000	868.75	868.75	
02100003	3	25.0000	868.75	868.75	
02100004	4	25.0000	868.75	868.75	

Multi Owners Corporation (OC)

The levy functionality for a Multi Owners Corporation (OC), configured in *Account Group Setup*, is the same as any Plan. There is an Account Group selector available in the following areas:

- Levy Management
- Add - Manual
- Distribute Levies

- Levy Register
- Levy Register (Quarterly)
- Levy Register Summary
- Levy Generation Schedule

Levy Management

Options Reports Feedback ?

Period: Financial Year: 01/08/2025 to 31/07/2026
 Levy Year: 01/08/2025 to 31/07/2026

Entitlements: Lot Liability: 8601.0000
 Lot Entitlement: 8601.0000

Levy Year Totals: Total: 153,958.50
 Less Discount: 153,958.50

View: Group By: Levy Name Account Group: All All
CP 1
CP 2

#	Period	Rate per U/E	Net Rate per U/E	Due Date	Discount Rate	Discount Date	Generation Date	Approved Date	Entitlement Schedule	Total Charge	Discount
CP 1											
01 Admin Fund											
6	01/08/25 to 31/10/25	5.09270000	5.09270000	01/08/25	0.00		16/06/25	07/11/24		43,802.31	43,802.31
7	01/11/25 to 31/01/26	5.09280000	5.09280000	01/11/25	0.00		16/09/25	07/11/24		43,803.17	43,803.17
Reverse Edit View Lot Charges											
07 Maintenance Fund											
17	01/08/25 to 31/10/25	0.43600000	0.43600000	01/08/25	0.00		16/06/25	07/11/24		3,749.60	3,749.60
18	01/11/25 to 31/01/26	0.43610000	0.43610000	01/11/25	0.00		16/09/25	07/11/24		3,750.46	3,750.46
23	01/02/26 to 30/04/26	0.63880000	0.63880000	01/02/26	0.00			06/10/25		5,493.68	5,493.68
24	01/05/26 to 31/07/26	0.63890000	0.63890000	01/05/26	0.00			06/10/25		5,494.54	5,494.54
25	01/08/26 to 31/10/26	0.53750000	0.53750000	01/08/26	0.00			06/10/25		4,622.50	4,622.50
26	01/11/26 to 31/01/27	0.53750000	0.53750000	01/11/26	0.00			06/10/25		4,622.50	4,622.50
CP 2											
02 WasteManagement											
11	01/08/25 to 31/10/25	1.23370000	1.23370000	01/08/25	0.00		16/06/25	07/11/24		9,499.49	9,499.49
12	01/11/25 to 31/01/26	1.23380000	1.23380000	01/11/25	0.00		16/09/25	07/11/24		9,500.26	9,500.26
19	01/02/26 to 30/04/26	1.87430000	1.87430000	01/02/26	0.00			06/10/25		14,432.11	14,432.11
20	01/05/26 to 31/07/26	1.87440000	1.87440000	01/05/26	0.00			06/10/25		14,432.88	14,432.88
21	01/08/26 to 31/10/26	1.55410000	1.55410000	01/08/26	0.00			06/10/25		11,966.57	11,966.57
22	01/11/26 to 31/01/27	1.55410000	1.55410000	01/11/26	0.00			06/10/25		11,966.57	11,966.57

Add Approve Create Transactions & Notice Close

Add - Manual Levy

Create Levy - 4C WINGED FOOT DRIVE OC 1 & 2 834456D

Invoice Code: 01 Admin Fund Regular

Account Group: CP 1

Entitlement Schedule: Lot Liability for CP 1 (Entitlements: 8601.0000)

Determined Date: 28/10/2025

Period: 01/02/2026 To 30/04/2026

Due Date: 01/02/2026 Due in 96 days

Gross Amount per U/E: 5.09280000 Gross Total Amount: 43,803.17

Rate 5.09280000 x 8601.0000 entitlements (with rounding) = Gross Total 43803.17

Discount Rate (%): 0

Disable Interest

View Save Cancel

Report Distribution

Levy Notice

Building: Account Group:
Report Set: Page Numbers Consolidated CP 1 CP 2

Distribution Method

Post *Microsoft Print to PDF*
 Email *Levy Notice*
 SMS
 Save Report *Levy Notices*
 Use Preferences Levy Notice

Filters

<input checked="" type="checkbox"/>	Account	Lot	Unit	Name	Behalf Of	Post	Email	Sms
<input checked="" type="checkbox"/>	02100001	1	1				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	02100001	1	1				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	02100002	2	2				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	02100003	3	3				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	02100003	3	3				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	02100003	3	3				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	02100004	4	4				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	02100004	4	4				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	02100005	5	5				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>