

# Building Health Report

Last Modified on 20/08/2026 10:12 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 and can be used to quickly identify buildings that may not be able to pay invoices. 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.

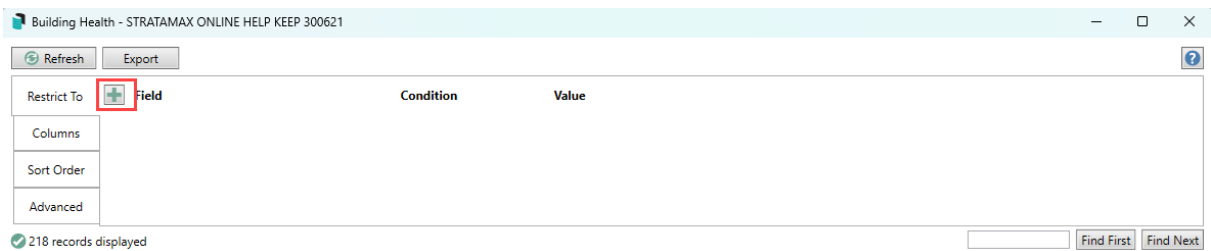
Investment Account Balances are calculated using only investment accounts configured in **Bank Account Setup**. Any investment accounts not set up in this area will not be included in the report calculations.

## Building Health| Security

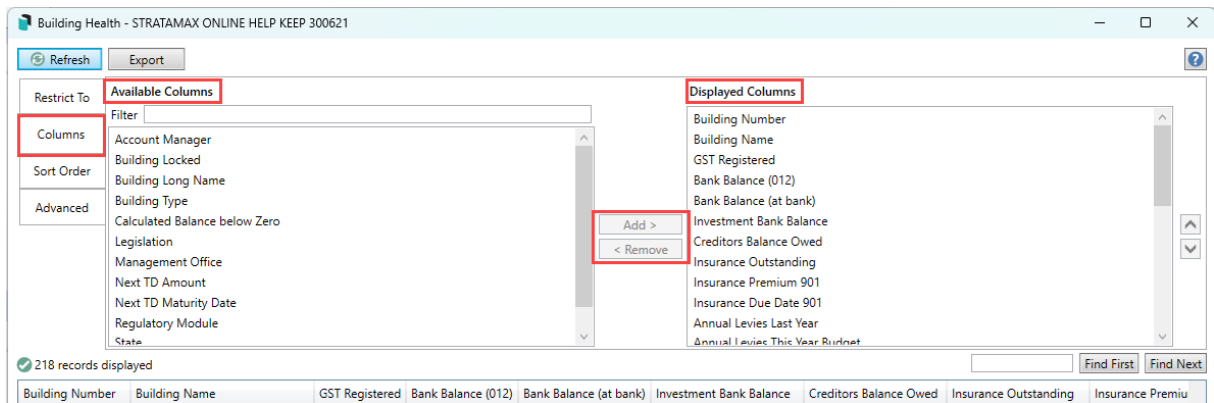
To access the **Building Health** Report, the user must have the permission set to 'Allow' for 'Building Health' under the 'Menus' category in [Security Setup](#).

## 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.

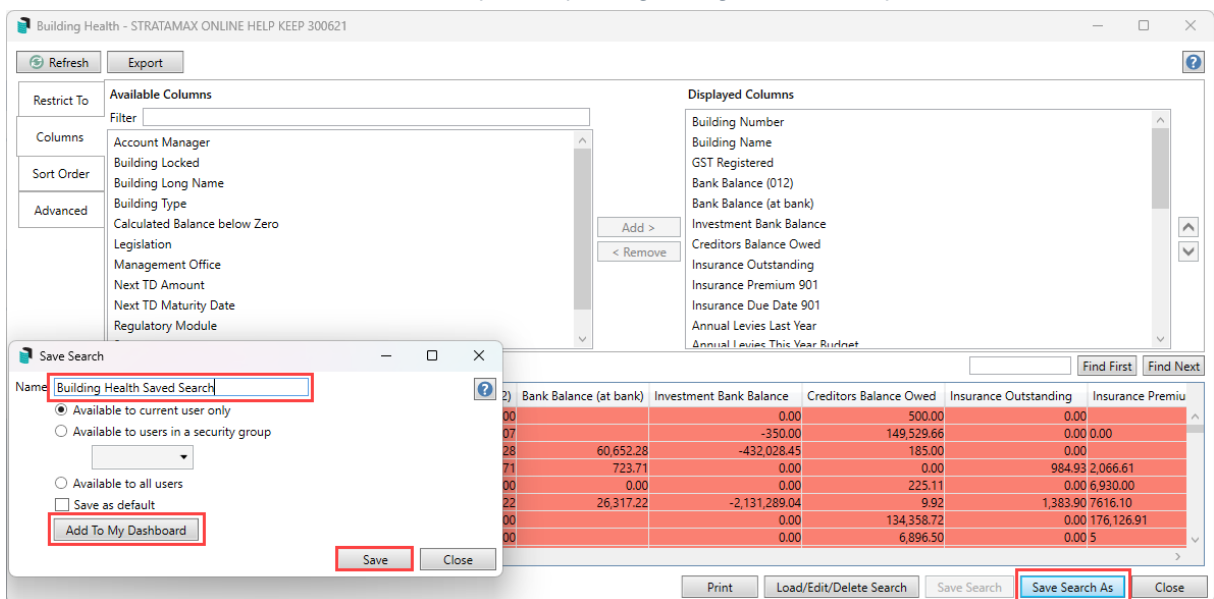


3. Select the columns to display and set them as needed by selecting from the available columns and clicking **Add >** to the displayed columns, or select a displayed column and click **<Remove**.



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             | ✓                             | 165.00                 | 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      |
|                 |               | -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                   |                |                 |
|                 |               | 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.

The image shows two overlapping windows. The top window is titled 'Load Search' and contains a table with two rows: 'Cash Flow incl Next Levy Due/AmourGlobal' and 'GST Threshold', both with a 'Global' scope. The bottom window is titled 'Save Search' and contains the following fields and options:

- Name: Cash Flow incl Next Levy Due/Amount
- Available to current user only (radio button)
- Available to users in a security group (radio button)
- Available to all users (radio button, selected)
- Save as default (checkbox)
- Add To My Dashboard (button, highlighted with a red box)
- Save (button)
- Close (button)

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

The image shows the 'Dashboard Configuration' dialog box with the following settings:

- Report: Saved Search
- Display Title: Cash Flow incl Next Levy Due/Amount
- Saved Search
- Display Type: Single Number
- Show On Desktop: ☒
- Lower Limit Value: 1
- Upper Limit Value: 5
- (where limit is the number of records)
- Preview: Three boxes showing the numbers 0, 1, and 6.
- Save (button)

## 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 <a href="#">Split Bank Setup</a> , 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 <a href="#">Search Creditor Invoice Items</a>                                   |
| 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          | <a href="#">Insurance</a> field, based on the policy entered using Account Code 901                                                                                                            |
| Insurance Due Date 901         | <a href="#">Insurance</a> 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 Managementnt and is a combined amount across each fund.                                                                                                                                   |
| Total Arrears 30 Days          | <a href="#">Aged Balance</a> for Owners who are 30 days in arrears.                                                                                                                            |
| Total Arrears 60 Days          | <a href="#">Aged Balance</a> 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                                                                                                                                                              |