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.

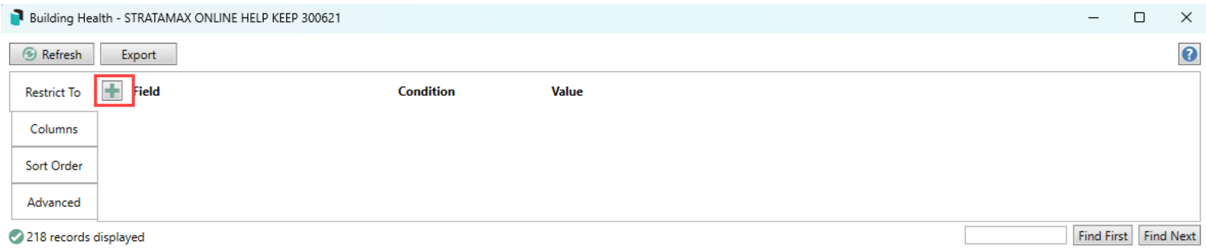
Investment Account Balances are calculated using only investment accounts configured in ***Bank Account Setup***. Any investment accounts not set up in this area will not be included in the report calculations.

Building Health| Security

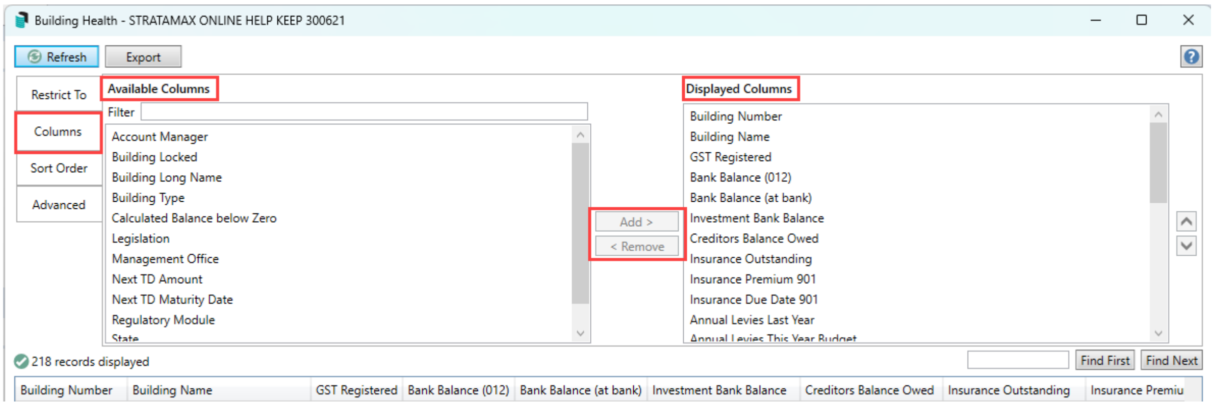
To access the ***Building Health*** Report, the user must have the permission set to 'Allow' for 'Building Health' under the 'Menus' category in ***Security Setup.***

Building Health

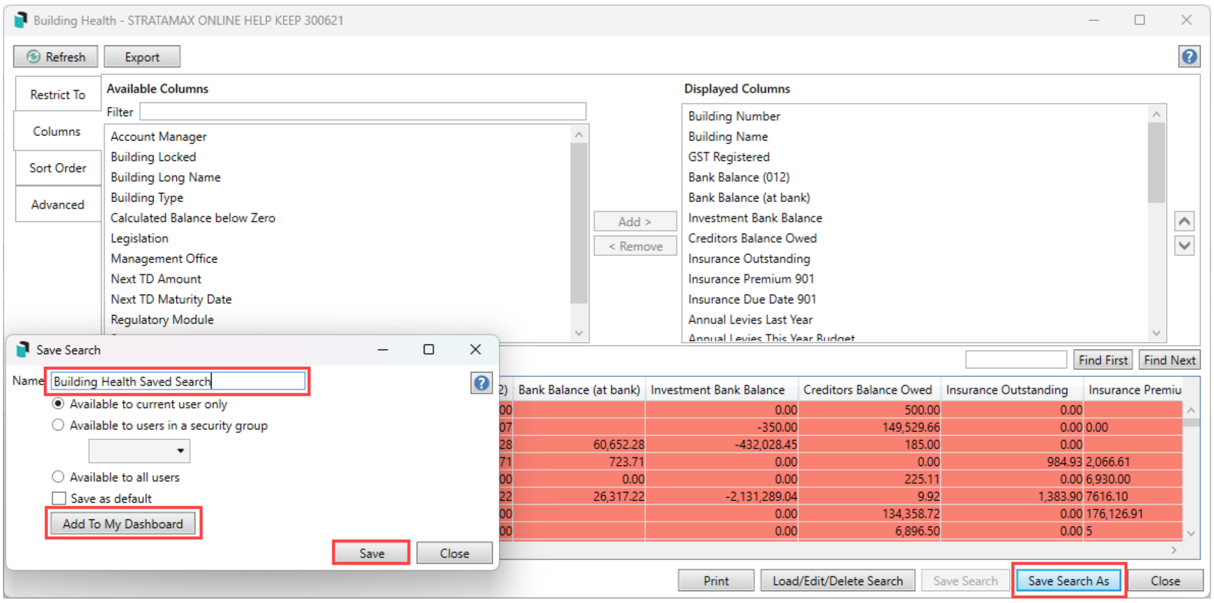
1. Search or select ***Building Health***.
2. The fields of restriction are blank to start with, and can be added by clicking the green + field and selecting from the list.



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.*

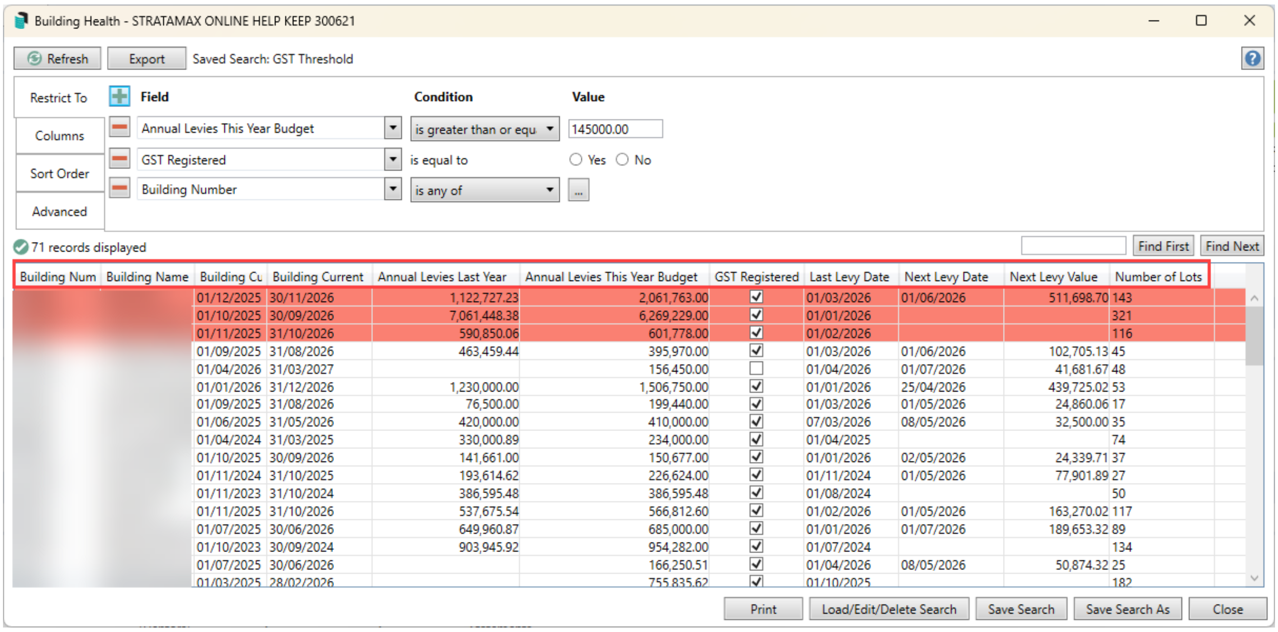


Examples of Building Health Data Dashboards

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.

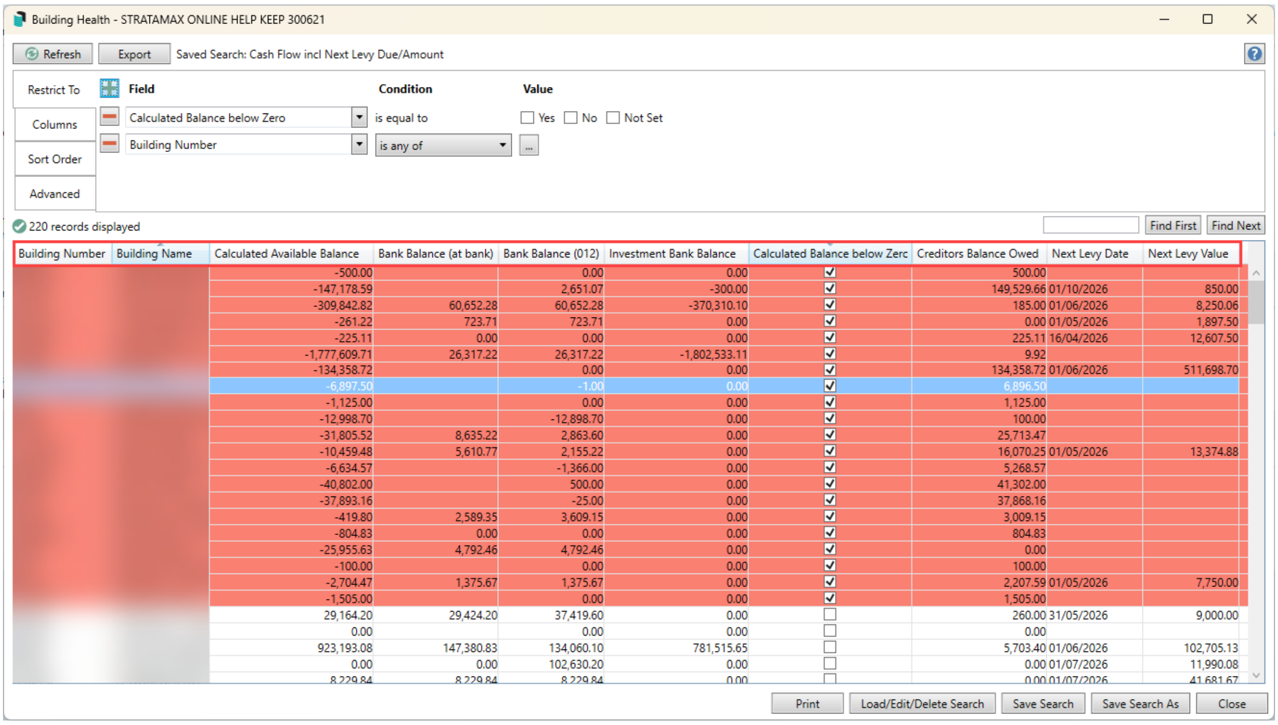
GST Registration

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



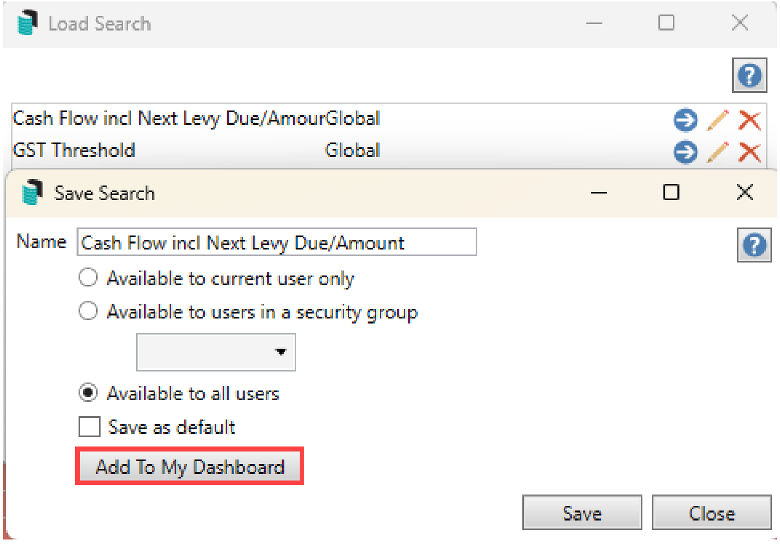
Cash Flow

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

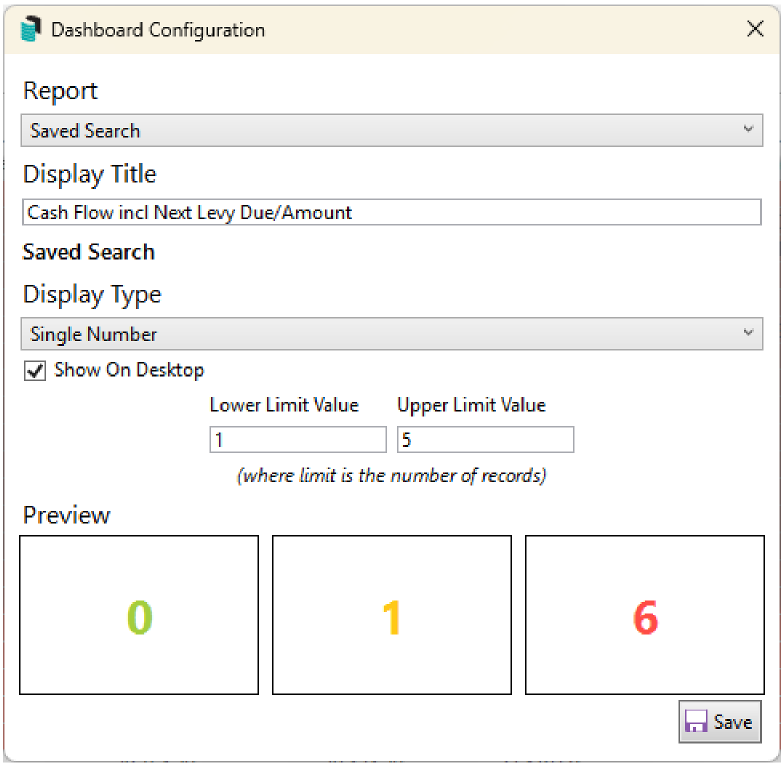


Setting Search as a Dashboard

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 unpresented payments plus any unpresented receipts.
Calculated Available Balance	This is the bank balance minus any unpresented 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 *Insurance*)
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 Managementnt 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	Building Information field
Management Office	Building Information field
Taken on Date	Building Information field