

Release Notes – Version 5.6.73

StrataMax has been dedicated to meeting the needs of Strata Managers for over 30 years through the continual enhancement of our software suite. We are committed to providing new functionality to support you in servicing your clients and to provide opportunities for you to optimize efficiency within your office environment.

This document describes exciting new features and enhancements available in the above release.

A history of Release Notes can be reviewed on the [StrataMax Online Help](#)



THE COMPLETE STRATA MANAGEMENT SOLUTION



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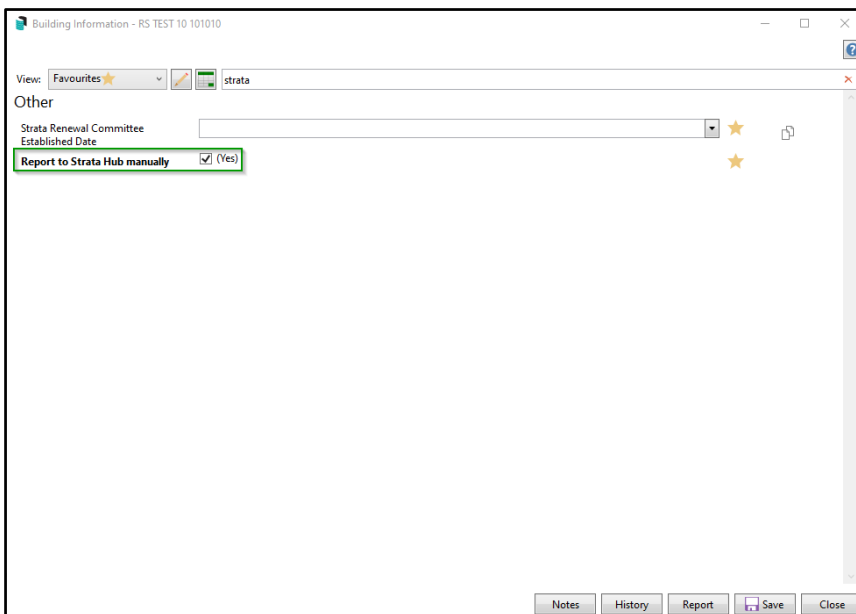
What's New

1. Strata Hub – Report Externally

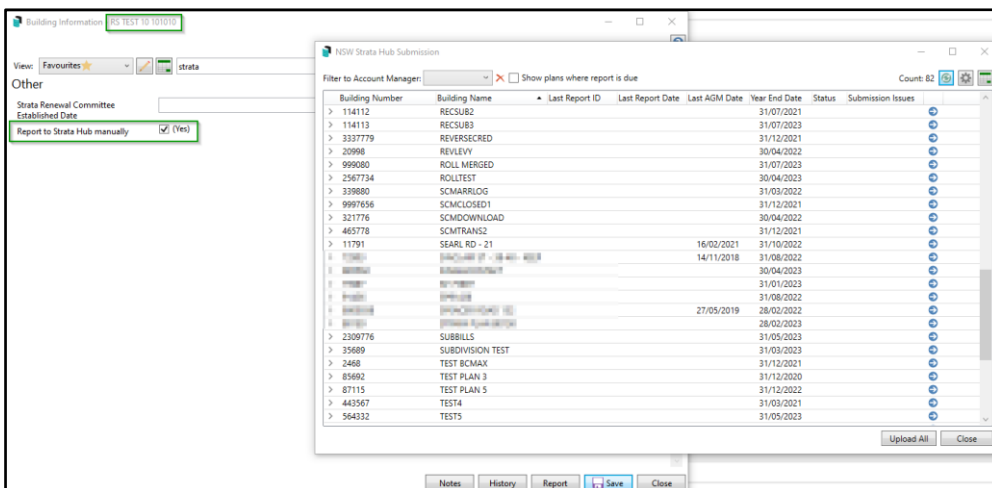
Enhancements have been made to add a field to Building Information for NSW Buildings called 'Report to Strata Hub manually'. This field is a Yes, No or Blank (not set). If the field is marked as 'Yes', then NSW Strata Hub interface will exclude the buildings marked as 'Yes' from the list presented.

1.1 New Field – Building Information

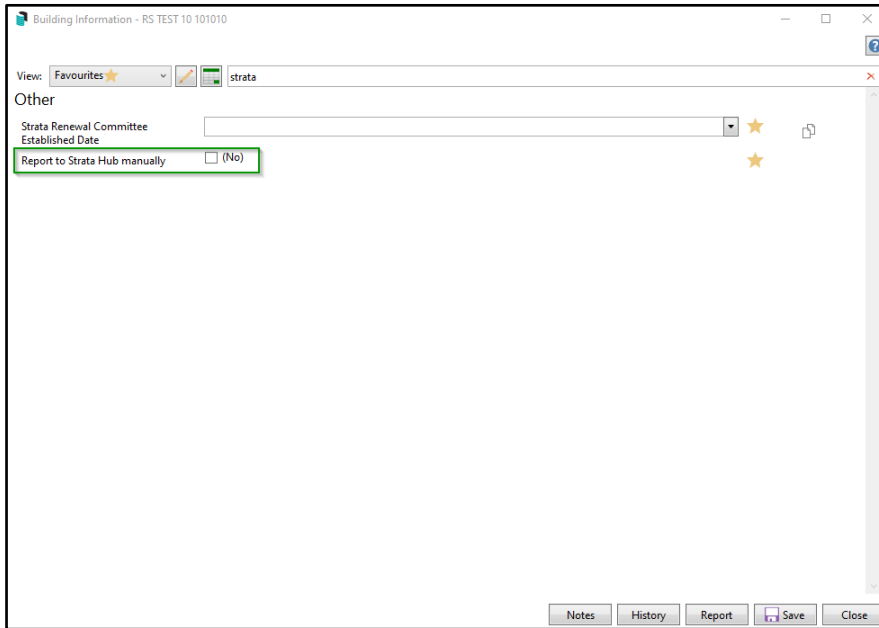
Setting set to Yes – Building will not appear in NSW Strata Hub for upload



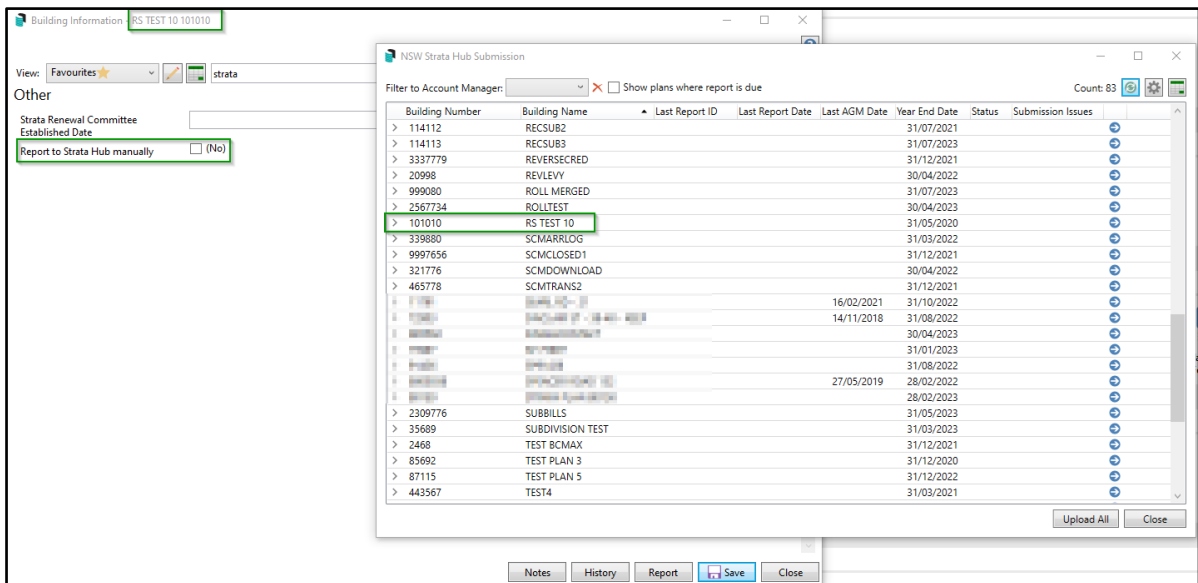
NSW Strata Hub – Building does not appear in submissions list



Setting set to No – Building will appear in the list of buildings to upload in the NSW Strata Hub module



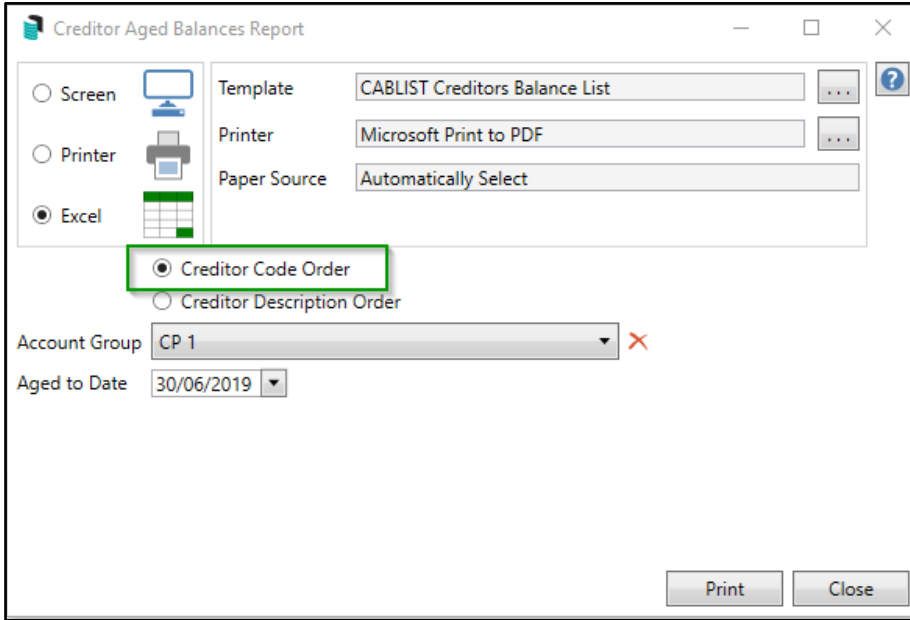
NSW Strata Hub – Building appears in the submissions list



2. Creditor Aged Balance Report

Creditor Aged Balance Report interface has had some enhancements to the User Interface:

1. 'Id Order' has been changed to 'Creditor Code Order' – when selected the report will be sorted by Creditor Code.



Page 1 Creditor Aged Balances Report aged to 31/3/2021 06 Feb 2023

GARDEN

A/c No	Name	Balance	Current	30 Days	60 Days	90 Days	90+ Days	Last Activity
08200277	[Redacted]	1,035.81	0.00	0.00	0.00	0.00	1,035.81	22/11/20
08200278	[Redacted]	282.33	0.00	0.00	0.00	0.00	282.33	08/11/20
08200279	[Redacted]	1,905.15	0.00	0.00	0.00	0.00	1,905.15	04/11/20
08200280	[Redacted]	6,051.02	0.00	0.00	0.00	0.00	6,051.02	09/11/20
08200281	[Redacted]	4,125.72	0.00	0.00	0.00	0.00	4,125.72	17/11/20
08200283	[Redacted]	3,400.39	0.00	0.00	0.00	0.00	3,400.39	01/11/20
08200284	[Redacted]	784.54	0.00	0.00	0.00	0.00	784.54	14/11/20
08200285	[Redacted]	838.33	0.00	0.00	0.00	0.00	838.33	14/11/20
08200286	[Redacted]	3,732.09	0.00	0.00	0.00	0.00	3,732.09	26/11/20
Page Totals:		22155.38	0.00	0.00	0.00	0.00	22155.38	
Report Totals:		22155.38	0.00	0.00	0.00	0.00	22155.38	

- 'Name Order' has been changed to 'Creditors Description Order' – having this set will order the report by Creditor Description.

Creditor Aged Balances Report

Screen
 Printer
 Excel

Template: CABLIST Creditors Balance List
 Printer: Microsoft Print to PDF
 Paper Source: Automatically Select

Creditor Code Order
 Creditor Description Order

Account Group: CP 1

Aged to Date: 30/06/2019

Print Close

Page 1 06 Feb 2023

Creditor Aged Balances Report aged to 31/3/2021

[REDACTED] - GARDEN

A/c No	Name	Balance	Current	30 Days	60 Days	90 Days	90+ Days	Last Activity
08200280	Camellia Pylant	6,051.02	0.00	0.00	0.00	0.00	6,051.02	09/11/20
08200283	Hayley Taghon	3,400.39	0.00	0.00	0.00	0.00	3,400.39	01/11/20
08200279	Maybelle Bewley	1,905.15	0.00	0.00	0.00	0.00	1,905.15	04/11/20
08200284	Norah Daleo	784.54	0.00	0.00	0.00	0.00	784.54	14/11/20
08200278	Reita Tabar	282.33	0.00	0.00	0.00	0.00	282.33	08/11/20
08200277	Rose Jebb	1,035.81	0.00	0.00	0.00	0.00	1,035.81	22/11/20
08200285	Rosina Sidhu	838.33	0.00	0.00	0.00	0.00	838.33	14/11/20
08200281	Roy Nybo	4,125.72	0.00	0.00	0.00	0.00	4,125.72	17/11/20
08200286	Royal Costeira	3,732.09	0.00	0.00	0.00	0.00	3,732.09	26/11/20
Page Totals:		22155.38	0.00	0.00	0.00	0.00	22155.38	
Report Totals:		22155.38	0.00	0.00	0.00	0.00	22155.38	

3. Roll Submissions

Due to the new Roll Submissions interface being recently deployed, the old interface for roll submissions has now been removed along with any old submissions being rejected/deleted. This information will be available under:

\\BCM\Archive\UnprocessRollsSubmissions.xlsx

Please Note: This only applies to clients who have not yet processed their old submissions in the old interface prior to this update (version 5.6.73)

Please see the online help for more detailed information on the new Roll Submissions module.

4. Bank Account Setup and Investment Banking

The Bank Reconciliation module has recently been enhanced to allow the reconciliation of operating accounts and is now available to manage Investment Accounts in BCMax and GLMax. This enhancement will streamline the download and reconciliation of Investment banking resulting in improved balance verification, faster processing times, easier interfaces and new reporting. Features in this release will include:

- New Bank Account Setup for Investment Accounts
- New interface for Bank Reconciliation allowing Investment Bank Reconciliation
- Central interface for processing and reconciling investment banking for all buildings
- New Bank Reconciliation Summary Report to include Investment Accounts
- Improved StrataCash Management Integration
- Global and Local Investment Legends
- New Dashboard – providing ability to monitor investments accounts maturing

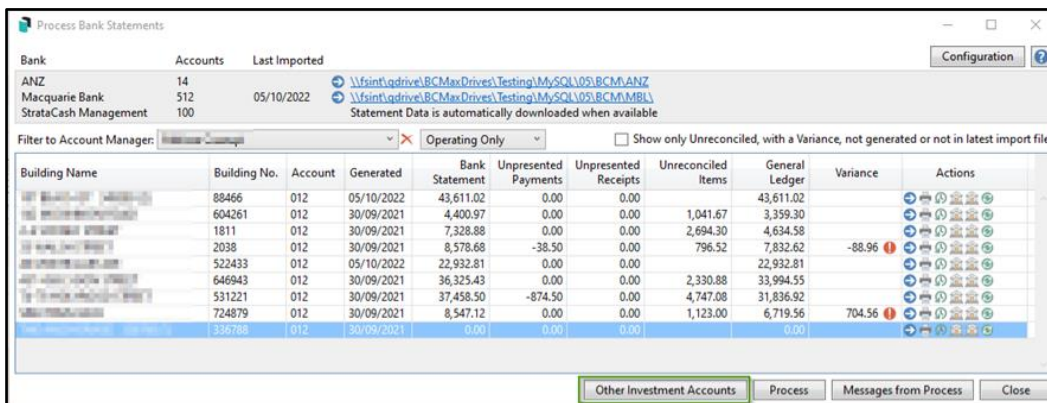
4.1 Bank Account Setup

Bank Account Setup module has been enhanced to include Investment Bank account details and corresponding account codes to be setup. Bank Account Setup can also now be populated from Process Bank Statements with a single click to populate Bank Account Setup information including the maturity date and interest rates.

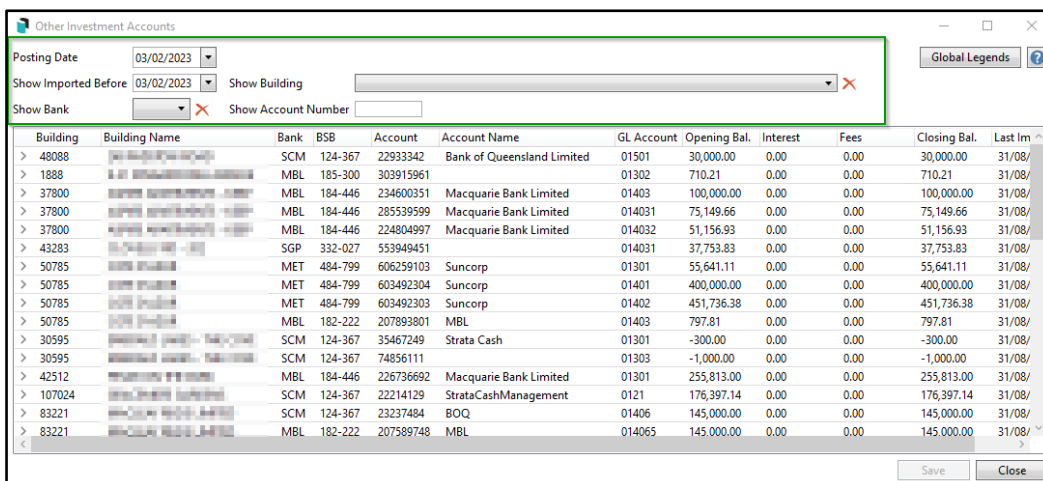
4.1.1 Setting up new Investment Accounts via Process Bank Statements

An option has been added to launch ‘Other Investment Accounts’. This can be used for manual entry of fees and interest for non-reconciled investment bank accounts with transactions for bank accounts not supported by StrataMax.

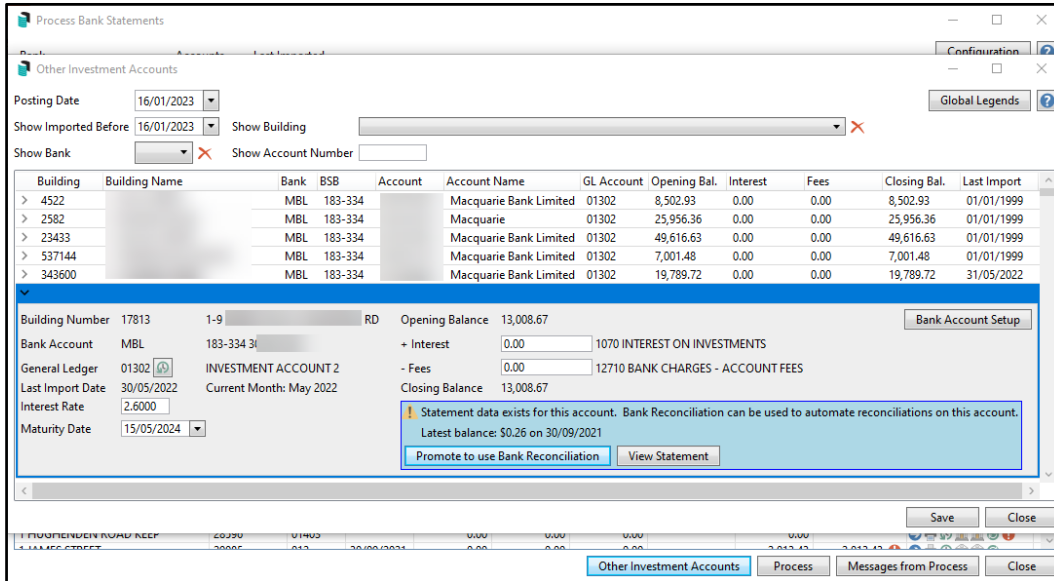
1. Navigate to ‘Process Bank Statements’
2. Click ‘Other Investment Accounts’



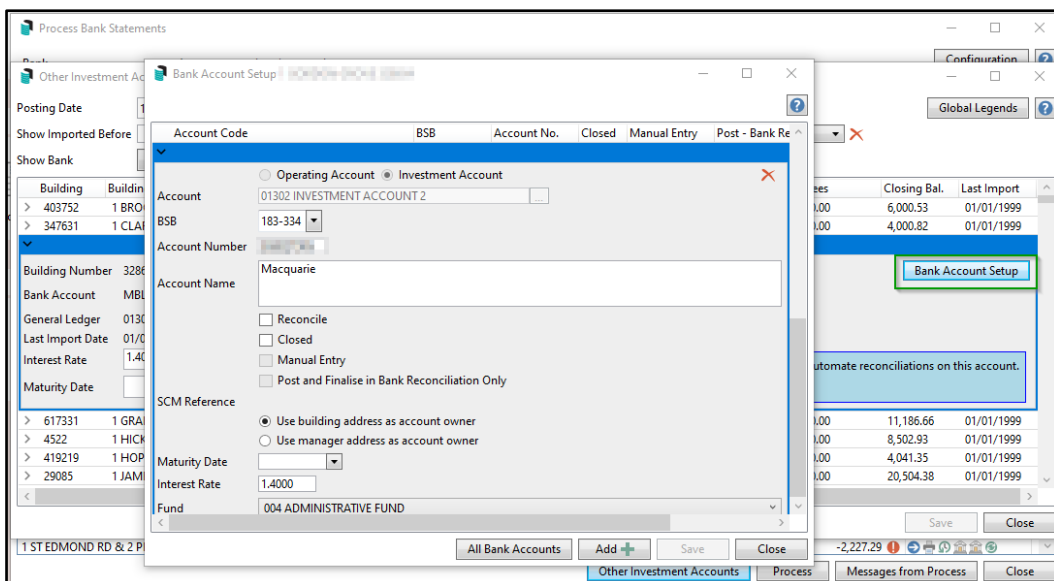
3. Enter Posting Date ‘default will be Working Date’
4. Filter by selecting a building from the drop down ‘Show Building’. If this is not selected, all available accounts will report on screen.
5. Filter by the ‘Last Import’ column with the ‘Show Imported Before’ drop-down menu. This will display only investments accounts with info prior to that date in the field.
6. Select the Bank using filter ‘Show Bank’. If left blank all banks will report on screen showing available Investment Accounts.



7. Highlight an Investment Account in the List
8. The information will be provided on screen similar to the below



9. If statement data exists for the account, bank reconciliation can be used to automate reconciliation on this account by clicking the option 'Promote to use Bank Reconciliation'. By selecting this it will automatically now be available in main Process Bank Statements and ready to reconcile.
10. View Statement will show transactions that are available for processing
11. Bank Account Setup can also be accessed from 'Other Investment Accounts' screen, which will launch the Bank Account Setup module.



4.1.2 Setting up New Investment Bank Accounts manually

'Bank Account setup' has now been enhanced to allow Investment Accounts to be entered and setup. This should be used when setting up an Investment Account that will be manually reconciled e.g. no statement data.

Investment account fields available are:

- Account, BSB & Account Number
- Interest Rate (optional)
- Maturity Date (optional)
- Capital Account (mandatory)
- Last Import Date
- Investment Interest (select a local code if different to global)
- Investment Fees (select a local code if different to global)

The screenshot shows the 'Bank Account Setup' window with the following details:

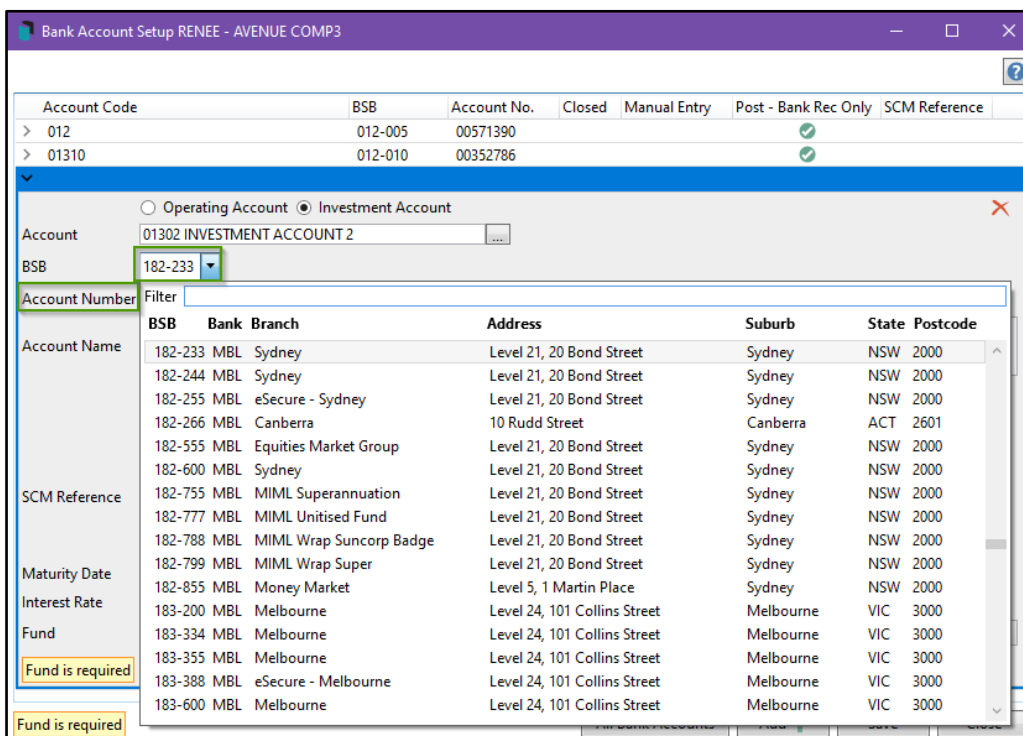
Account Code	BSB	Account No.	Closed	Manual Entry	Post - Bank Rec Only	SCM Reference
> 012	182-222	123345647				
> 01302	012-012	13356789				

Form Fields:

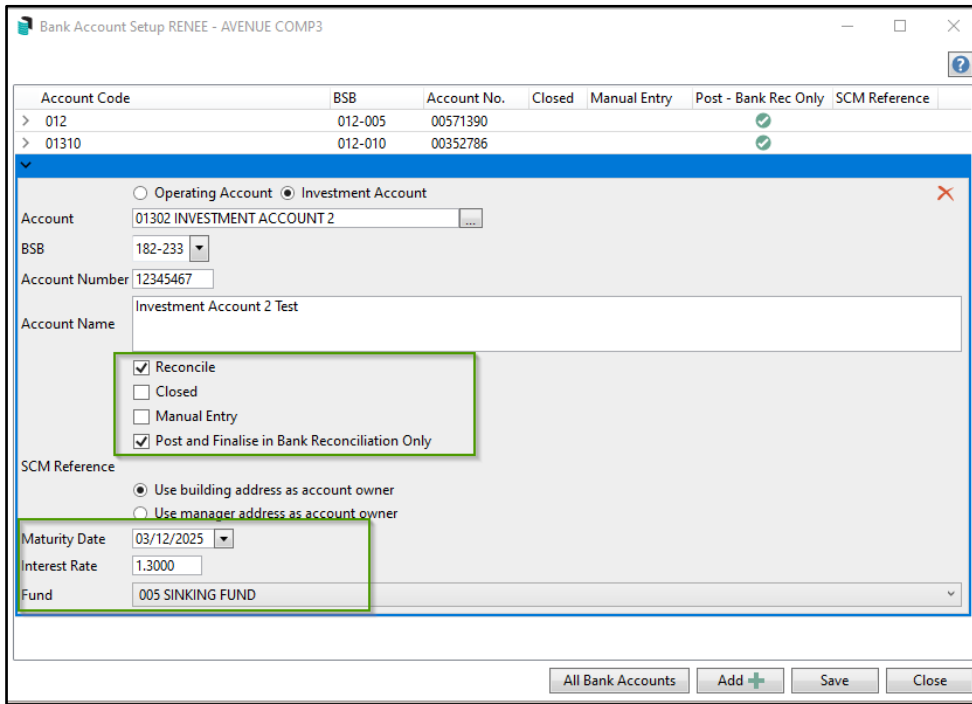
- Account Type: Operating Account Investment Account
- Account: 01401 INVESTMENT A/C SINKING FUND
- BSB: 124-367
- Account Number: 999988888
- Account Name: [Empty]
- Reconcile:
- Closed:
- Manual Entry:
- Post and Finalise in Bank Reconciliation Only:
- SCM Reference: Use building address as account owner Use manager address as account owner
- Maturity Date: [Empty]
- Interest Rate: [Empty]
- Fund: 005 SINKING FUND
- Last Import Date: [Empty]
- Investment Interest: 1070 INTEREST ON INVESTMENTS
- Investment Fees: 12710 BANK CHARGES - ACCOUNT FEES

To setup an Investment Account manually follow the below steps:

1. Navigate to 'Bank Account Setup'
2. Click on the 'Add' button and the form will appear
3. Select 'Investment Account' option
4. Select 'Account' related to Investment Account
5. Click on 'BSB' dropdown
6. List of available banks will appear to select, you can filter by any of the available columns

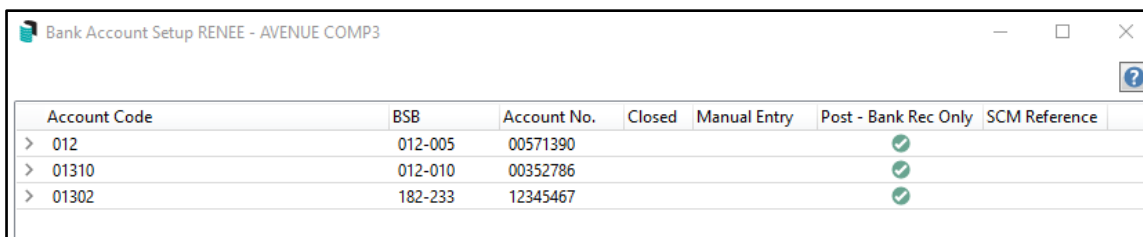


7. Enter the bank account number in the 'Account Number' field
8. Type the account name into the 'Account Name' field'
9. Select either Reconcile, Manual Entry or Post and Finalise in Bank Reconciliation Only:
 - **Reconcile** – use Bank Reconciliation to reconcile the bank account – either manual or using downloaded statement data. If unchecked, fees and interest can be entered for this bank account in Other Investment Accounts.
 - **Closed** – used to indicate the account has been closed. This will prevent new payments from being raised in Payments. To remove an account from Bank Account Setup, the red X needs to be used.
 - **Manual Entry** – affects bank reconciliation screen, allowing users to manually add items to the bank statement.
 - **Post and Finalise in Bank Reconciliation Only** – affects bank reconciliation screen, when ticked it displays a preview of the various transactions that will occur in the building, allowing review before the user processes the bank statement.
 - **Or Blank** – for investment accounts that are not supported or have no statement data
10. Enter the 'Maturity Date' (not mandatory)
11. Enter the 'Interest Rate' (not mandatory)
12. Select the Fund for the Investment Account (mandatory)



13. Click Save

The Investment Accounts will now appear in the 'Bank Account Setup' screen as per below:



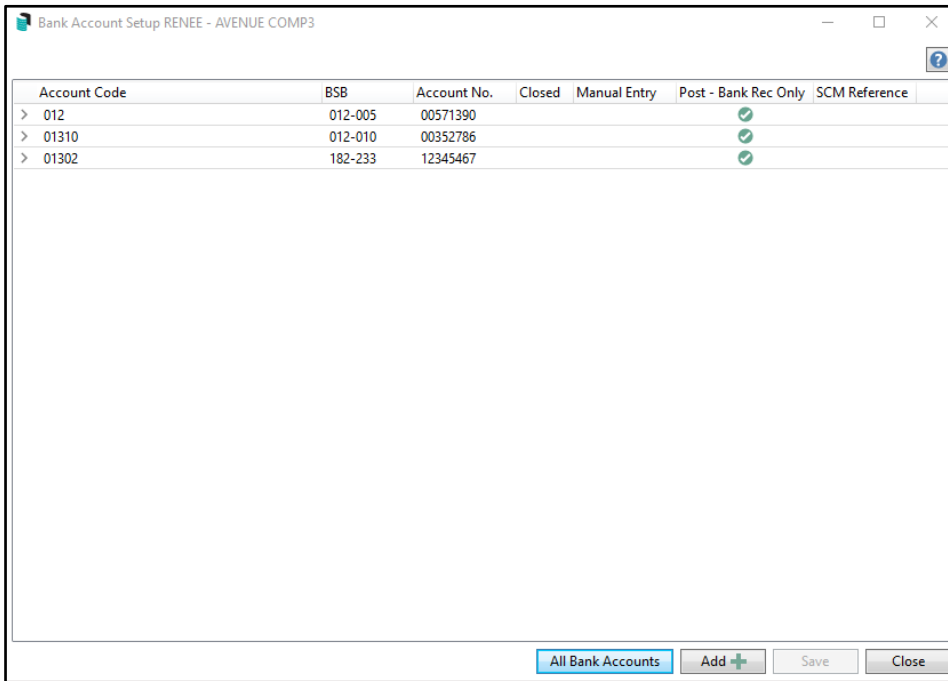
Please Note – Investment Bank Accounts will be set to **Reconcile** in Bank Account Setup as part of the update ONLY if:

- They are set up in the chart of accounts with a BSB and Account Number prior to update
- The General Ledger account has a non-zero balance

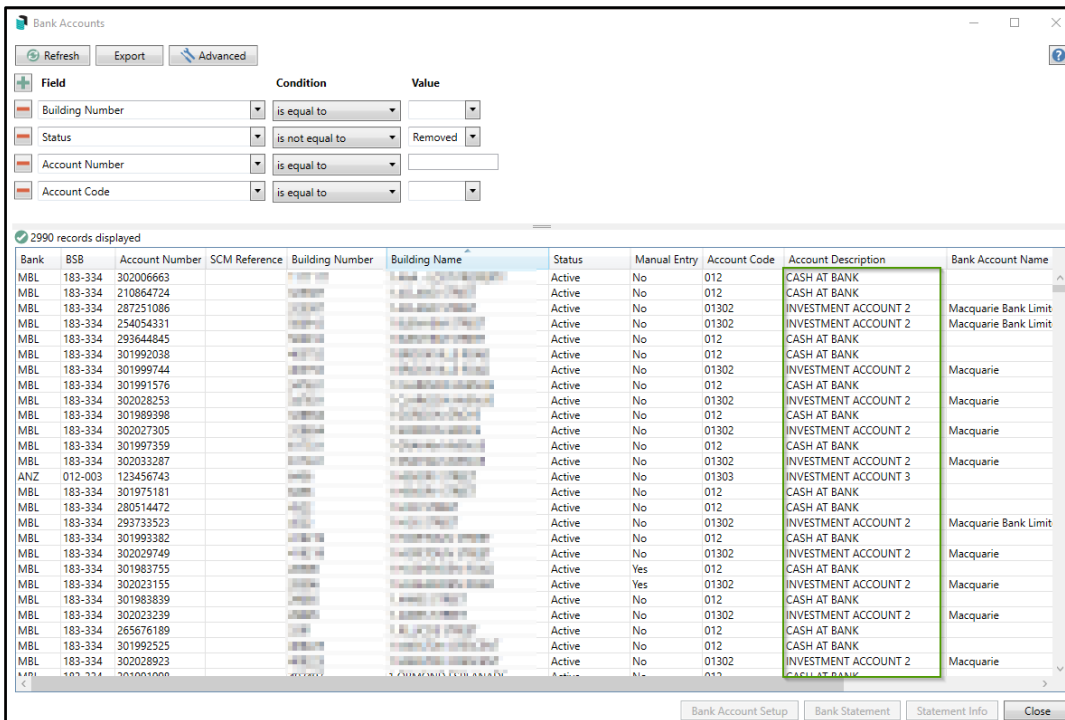
4.1.3 Viewing all Bank Accounts

Bank Account Setup will allow users to view all bank accounts including Investment Accounts, to view these, follow the below steps:

1. Navigate to 'Bank Account Setup'
2. Click 'All Bank Accounts'



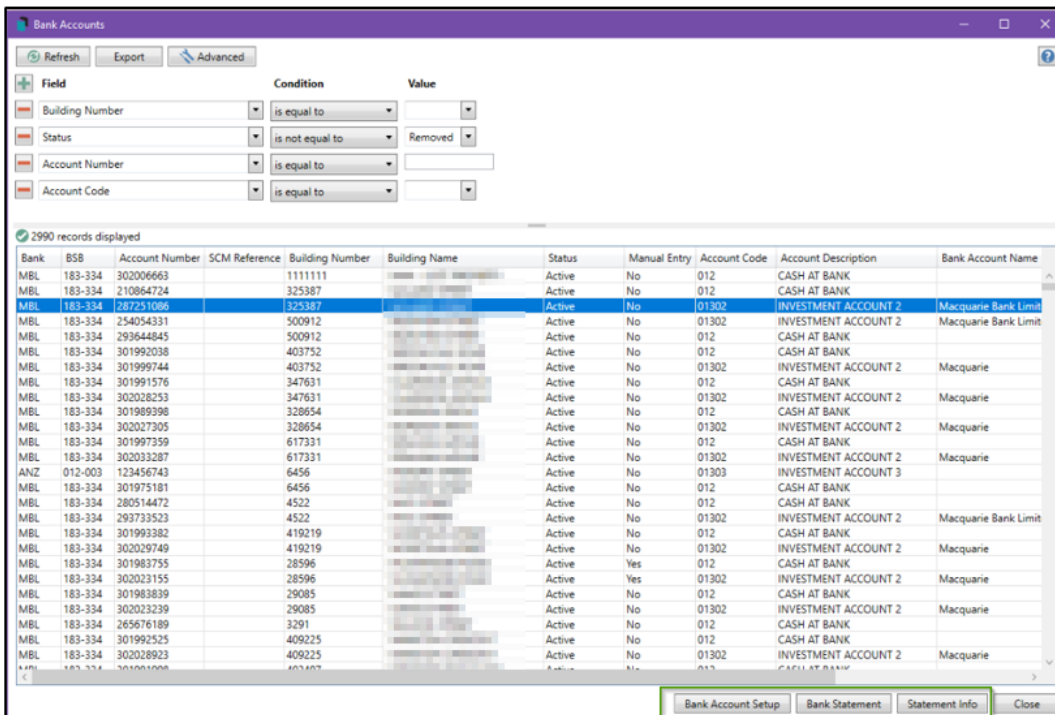
3. All available operating / investment accounts will appear and can be easily searched using the field searches



4. When an individual account is selected from the grid the following options can be accessed

- Bank Account Setup
- Bank Statement – will show full Bank Statement History

- Statement Info – will show all Statement info for the selected building



4.2 Bank Reconciliation new interface to include Investment Accounts

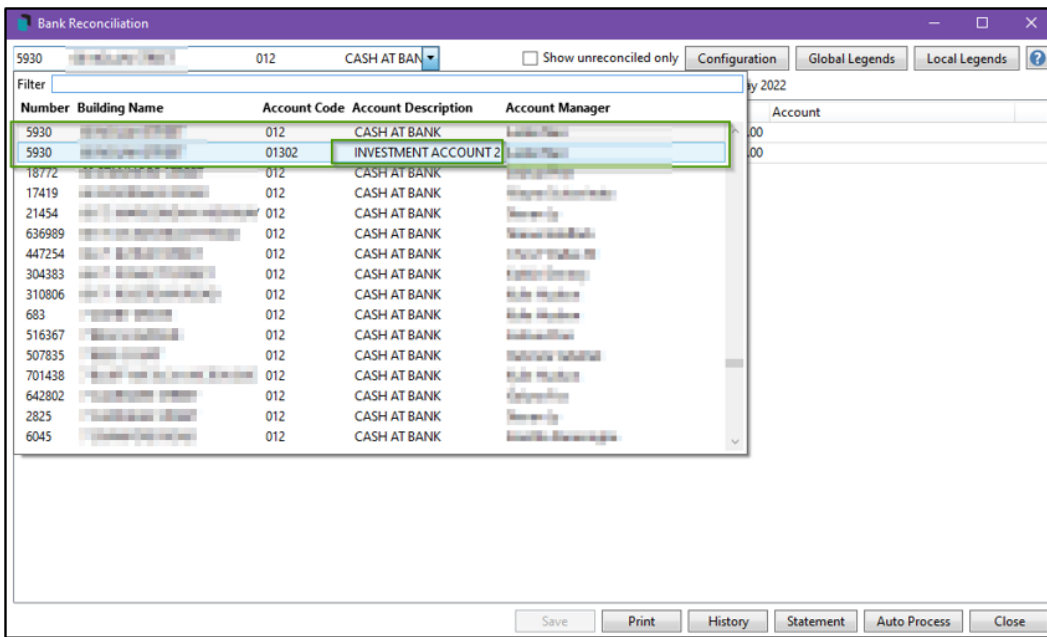
The bank reconciliation process has been designed to automate the banking processes. Banking data is downloaded from the bank and processed within the system automatically where possible.

Bank Reconciliation enhancements include the ability to:

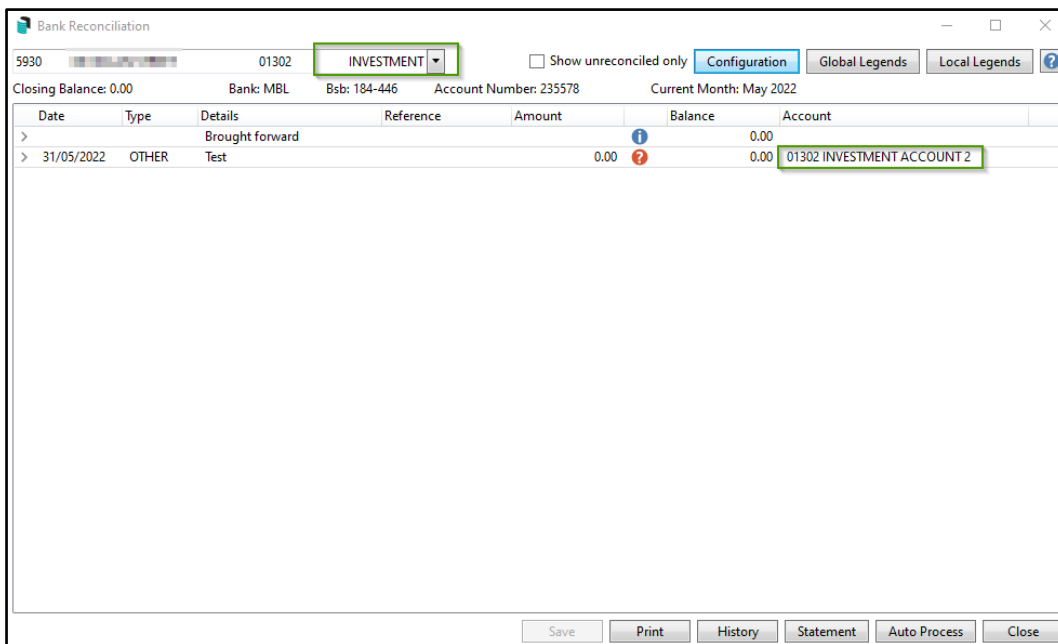
- View transaction allocations
- View the source of transactions such as EFT details
- Identify unreconciled transactions and why transactions did not auto-reconcile.
- Auto Process unreconciled banking
- Access Global and Local Legends
- Configuration settings

4.2.1 Bank Reconciliation interface for Investment Accounts

1. Navigate to Bank Reconciliation
2. Click the drop down to select the Investment accounts which are now available in the list



- Once selected the Bank Reconciliation for the selected Investment Account will appear ready for reconciliation

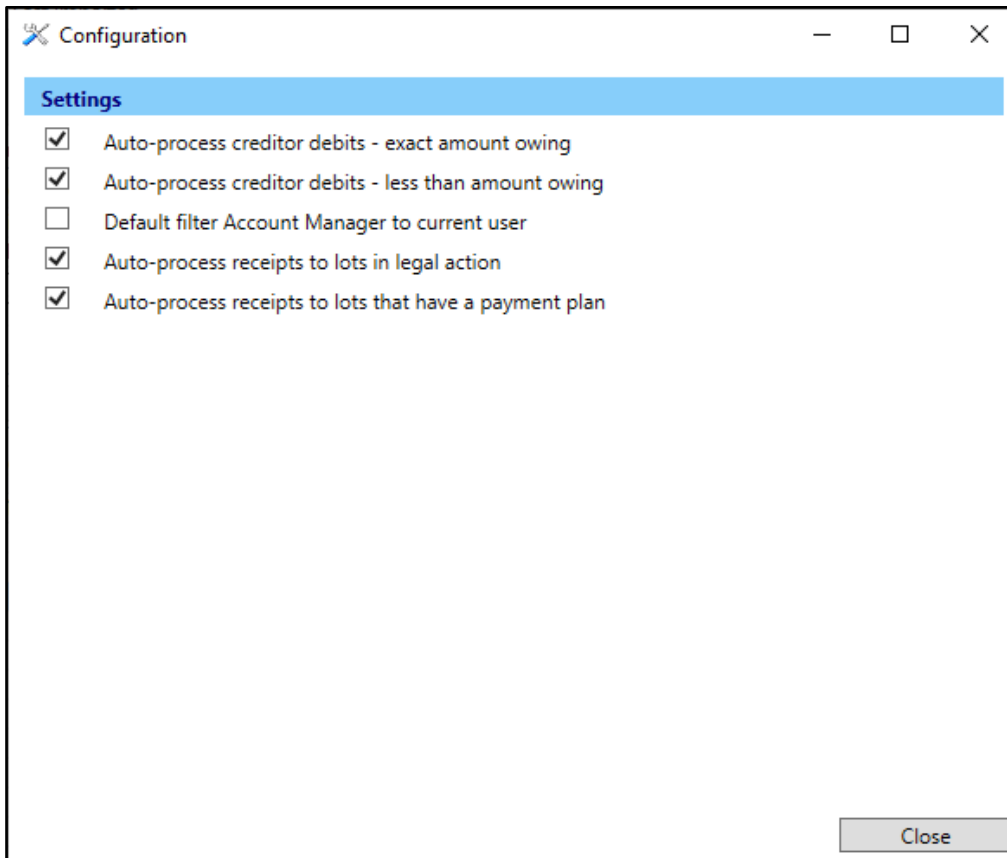


4.2.2 Global Configuration setup – Investment Accounts

New configuration settings have been added:

Auto process receipts to lots in legal action or payment plan can be un-ticked so that receipts will not process automatically, but be able to be receipted and allocated by the user processing the bank reconciliation.

If ticked the receipting will try to automatically allocate the receipt based on configuration as set in Receipt Entry / File / Configure.



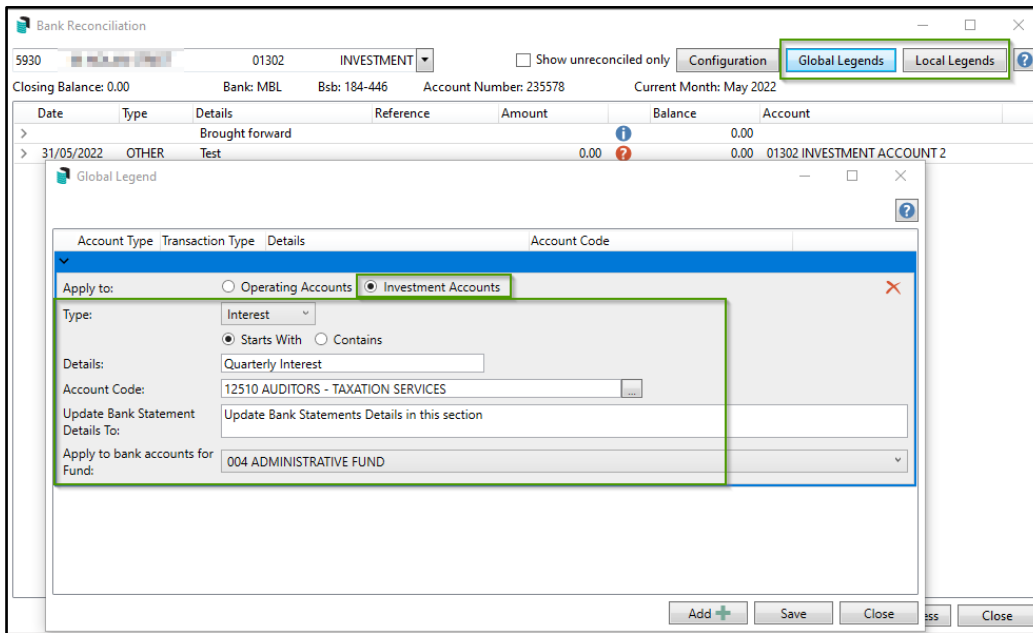
4.2.3 Legends Global and Local – Investment Accounts

Enhancements have been made to allow Investment Accounts to have separate Global and Local Legend set ups. New Columns have been added to the User Interface and can be setup as follows:

1. Navigate to 'Bank Reconciliation'
2. Click on 'Global or Local Legend' option
3. Select 'Investment Accounts' option
4. The following settings can be applied to the legend:
 - 'Starts With' or 'Contains' (default is 'Starts With') and will take priority over 'Contains'
 - Update Bank Statement Details to – This will allow the user to automatically update the bank statement item – This feature is optional and is not information that has to be populated.
 - Apply to bank accounts for fund: All Funds, Admin Fund and Sinking Fund – This is an optional fund restriction for Investment Accounts – if set, legend will

only be used on bank accounts that can post to that fund (a field in Bank Account Setup).

Legends with this restriction would take priority over legends without this restriction. This setting only applies to BCMax not GLMax

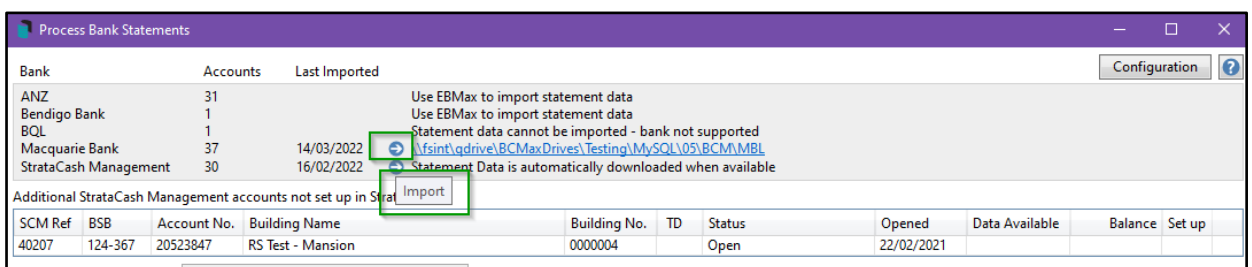


- Once Saved the bank reconciliation process will apply these legends and reconcile.

5. Process Bank Statements

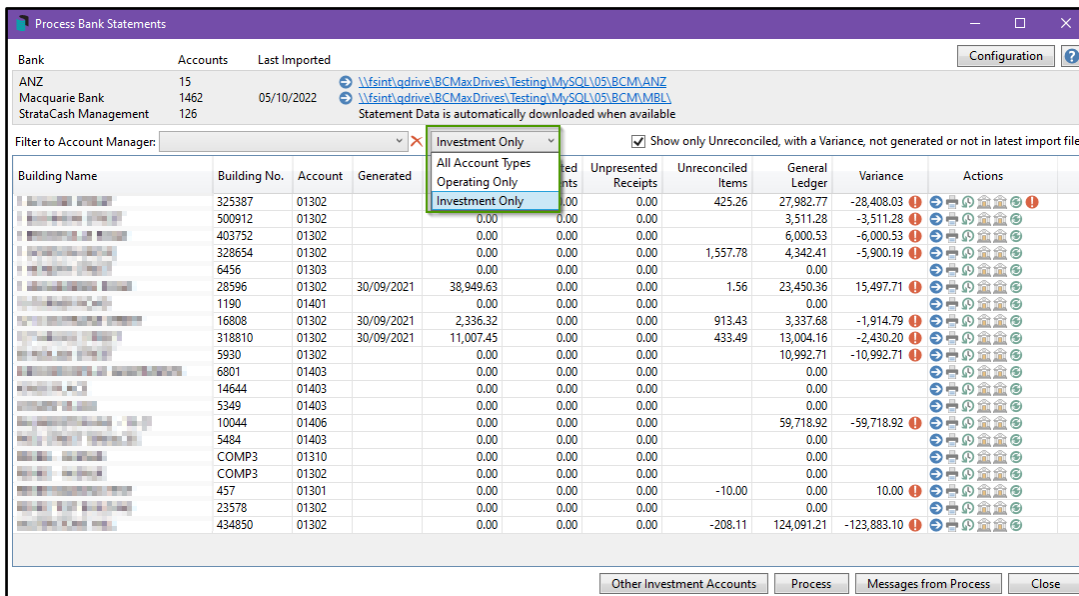
The Process Bank Statements module is designed to give the users a central point to view and action daily banking for all buildings, all banks and now Investment Accounts.

StrataCash Management banking will automatically be downloaded and imported every morning; all other banks for example MBL, will still need to be downloaded daily and imported using 'Process Bank Statements' icon as shown below:



The interface will include the following new features:

- Show all available banks, accounts and when the last banking was imported
- User Interface will advise Additional StrataCash Management Accounts not setup in StrataMax
- Users can filter by Account Manager to display buildings that belong to that account manager
- Users can now filter with the new enhancement ‘All Account Types’ – which allows the user to select, ‘All Account Types’, ‘Operating Accounts’ or ‘Investment Accounts’ depending on the selection the system will filter by this setting (default is All Account Types)






- Filter available to ‘Show only unreconciled with Variance, not generated or not in latest import file’. It is recommended to have this on when working through daily banking to provide a tidy view of what needs to be reconciled.

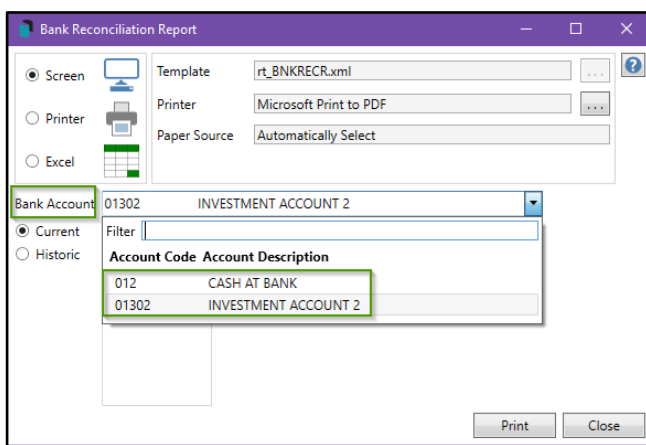
Building Name	Building No.	Account	Generated	Bank Statement	Unpresented Payments	Unpresented Receipts	Unreconciled Items	General Ledger	Variance	Actions
...	325387	01302		0.00	0.00	0.00	425.26	27,982.77	-28,408.03	...
...	500912	01302		0.00	0.00	0.00		3,511.28	-3,511.28	...
...	403752	01302		0.00	0.00	0.00		6,000.53	-6,000.53	...
...	328654	01302		0.00	0.00	0.00	1,557.78	4,342.41	-5,900.19	...
...	6456	01303		0.00	0.00	0.00		0.00		...
...	28596	01302	30/09/2021	38,949.63	0.00	0.00	1.56	23,450.36	15,497.71	...
...	1190	01401		0.00	0.00	0.00		0.00		...
...	16808	01302	30/09/2021	2,336.32	0.00	0.00	913.43	3,337.68	-1,914.79	...
...	318810	01302	30/09/2021	11,007.45	0.00	0.00	433.49	13,004.16	-2,430.20	...
...	5930	01302		0.00	0.00	0.00		10,992.71	-10,992.71	...
...	6801	01403		0.00	0.00	0.00		0.00		...
...	14644	01403		0.00	0.00	0.00		0.00		...
...	5349	01403		0.00	0.00	0.00		0.00		...
...	10044	01406		0.00	0.00	0.00		59,718.92	-59,718.92	...
...	5484	01403		0.00	0.00	0.00		0.00		...
...	COMP3	01310		0.00	0.00	0.00		0.00		...
...	COMP3	01302		0.00	0.00	0.00		0.00		...
...	457	01301		0.00	0.00	0.00	-10.00	0.00	10.00	...
...	23578	01302		0.00	0.00	0.00		0.00		...
...	434850	01302		0.00	0.00	0.00	-208.11	124,091.21	-123,883.10	...






- The grid showing buildings displays the following information to assist the users:
 - Building Name and Number
 - Account - This will show either 012 for operating accounts and 01302 for example of Investment accounts, which is what is set up in Bank Account Setup.
 - Generated - displaying the date of the bank statement and its transactions
 - Bank Statement - is the amount that is in the bank account as of the generation date
 - Unpresented Payments - the total amount of payments that have been processed through EFT Manager that are not yet cleared
 - Unpresented Receipts - the total amount of receipts that have yet to be presented
 - General Ledger - is the amount for the 012 - Cash at Bank account in StrataMax and should match the Bank Statement figure
 - Variance - displays the difference between the figures on the Bank Statement and General Ledger
 - Actions - Contains a variety of icons and actions that differ between buildings, on a daily basis

5.1 Actions and Alerts

The Process Bank Statements contain a variety of icons and actions to carry out on a daily banking. These will appear in the Actions column of the Process Bank Statements these actions will also be used for Investment Bank accounts:

-  **Balance Bank Reconciliation** – When selected it will launch the Bank Reconciliation Balance screen
-  **Process Bank Reconciliation** – When selected will open the Bank Reconciliation screen
-  **Print Bank Reconciliation Report** – when selected the Bank Reconciliation Report will come to screen for selected building. There is a new 'Bank Account' option in the Bank Reconciliation Report to select the account to report. This drop down will list any Bank Accounts setup for that selected building as shown below:



-  **Search Bank Statement History** – Opens the log viewer specifically for bank statement items with the 'Date' and 'Account Code' fields'
-  **Refresh** – When clicked after processing the Bank Reconciliation screen for that building, the building once processed will disappear from the grid as it has been actioned and reconciled
-  **Search Statement Info Header** – Opens the 'Log Viewer' specifically for Bank Statement information with the 'Balance Date' field
-  **Search Statement Info Details** – Opens the 'Log Viewer' for Bank Statement information with the 'Date' and 'Bank' fields
-  **Alert Notification** – Hover over icon with the mouse cursor to display the alert. Some examples below:

- Invalid SCM BSB or Account Number
- Bank Account balance not reconciled with statement – view the bank Reconciliation Report for details

- Opening Balance and last closing balance are different. Opening Balance *Amount*, Closing Balance *Amount*, Generation Date *DD/MM/YY*
- Not processed – Building locked by user

6. Global Bank Reconciliation Summary Report – Enhanced for Investment Accounts

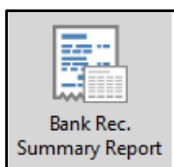
The new global report 'Bank Rec- Summary Report' has been enhanced to support Investment Accounts to report Bank Reconciliation information detailing the following:

- Bank Account Number
- Building Name
- Bank Balance
- Outstanding Deposits
- Unpresented Withdrawals
- Unreconciled amounts
- Adjusted Bank Balance
- Cash at Bank
- Difference

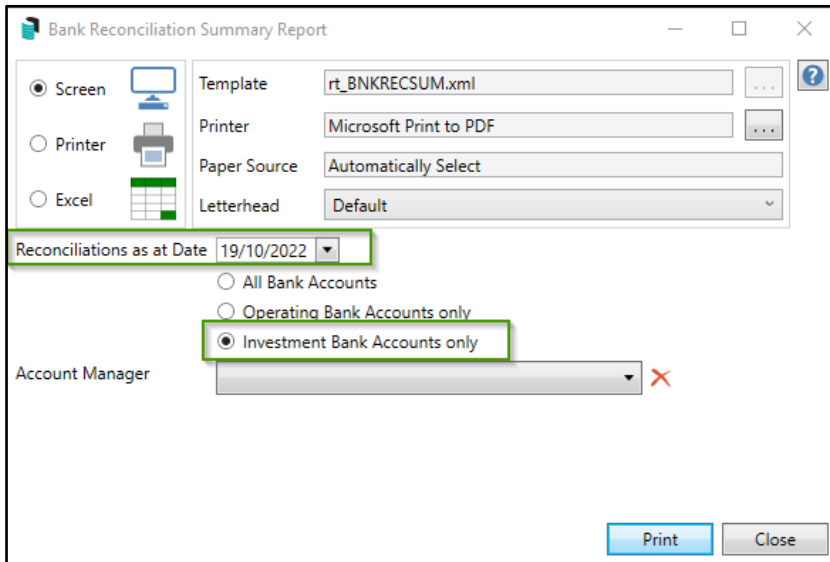
The Bank Rec Summary Report will report each row for a different bank account as at the date entered before running the report. All bank accounts that are currently active with data will report data for the most recent bank rec on or before the date that was entered.

To access the Bank Reconciliation Summary Report, follow the below steps:

1. Navigate to 'Bank Rec Summary Report'



2. Enter the date you wish to report (system will default to yesterday's date) this can be changed
3. Select 'Investment Bank Accounts only'



4. Select Screen, Printer or Excel
5. Click 'Print'
6. 'Bank Rec Summary Report' will come to screen with the Investment Account Summaries for all Investment accounts

Body Corporate Manager Pty Ltd

ACN 000 000 000

100 Gold Coast Highway
Surfers Paradise
Queensland 4217

P O Box 7110
Gold Coast Mail Centre
Bundall QM 9726

Telephone: (07) 5572 2750
Fax: (07) 5578 5125
Mobile: 0418 752 507

Bank Reconciliation Summary as at 19/10/2022

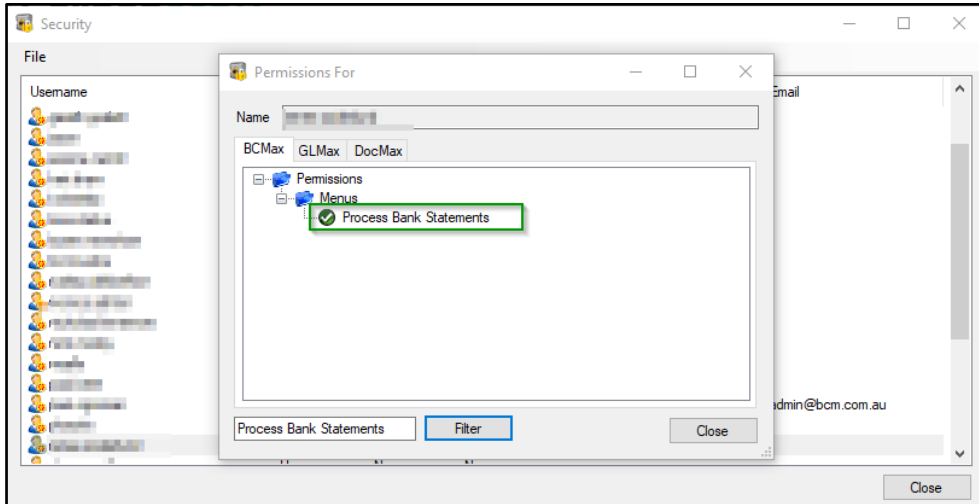
Account Number	Name	Bank Balance	Outstanding Deposits	Unpresented Withdrawals	Unreconciled	Adjusted Bank Balance	Cash at Bank	Difference
287251086	XXXXXXXXXXXXXXXXXXXX	0.00	0.00	0.00	0.00	0.00	0.00	-27,982.77
254054331	XXXXXXXXXXXXXXXXXXXX	0.00	0.00	0.00	0.00	0.00	0.00	-3,511.28
302023155	XXXXXXXXXXXXXXXXXXXX	18,949.83	0.00	0.00	-1.58	18,948.07	18,949.83	15,497.71
302020037	XXXXXXXXXXXXXXXXXXXX	2,336.32	0.00	0.00	-0.19	2,336.13	2,336.32	-1,001.55
281503599	XXXXXXXXXXXXXXXXXXXX	6,001.45	0.00	0.00	-0.49	6,000.96	6,001.45	-2,003.20
235578	XXXXXXXXXXXXXXXXXXXX	0.00	0.00	0.00	0.00	0.00	0.00	-10,992.71
22186710	XXXXXXXXXXXXXXXXXXXX	0.00	0.00	0.00	0.00	0.00	0.00	-59,718.92
13356789	RENEE TEST BUILDING	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Please Note: The name of the investment account can be updated in Bank Account Setup Account Name field.

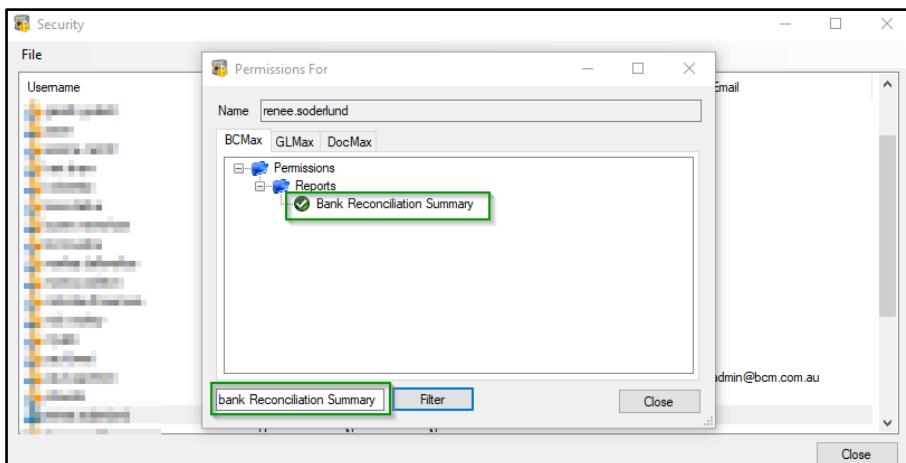
7. Security – Process Bank Statements/Bank Reconciliation

New Security Permissions have been added to security to allow users access to the new modules:

Process Bank Statements



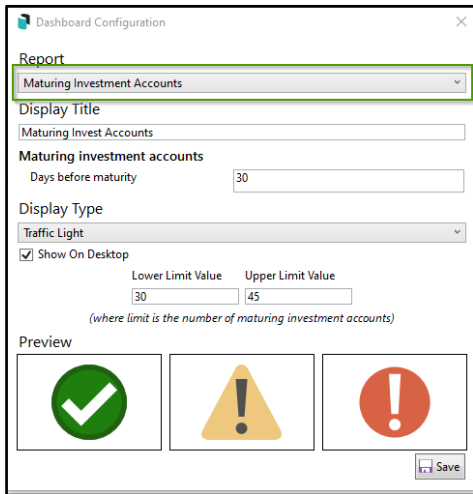
Bank Reconciliation Summary



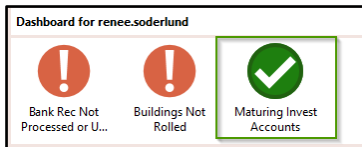
8. Dashboard – Maturing Investment Accounts

A new option has been added to the dashboard for maturing investment accounts providing the ability to monitor investment accounts maturity. This can be set up following the below steps:

1. Navigate to the Dashboard
2. Select 'Add Group'
3. Select the Report Type 'Maturing Investment Accounts'
4. Populate all the required information on the below screen



5. Click on 'Save'
6. Dashboard will be added

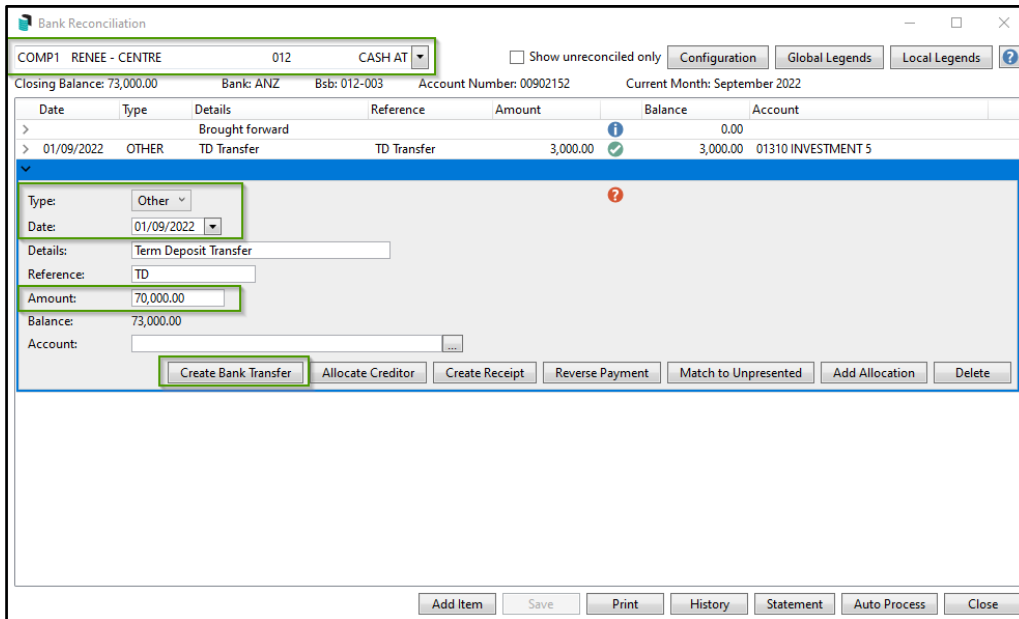


Building Number	Building Name	Account Code	Account Name	Maturity Date	Bank	BSB	Account Number
29954		01301	TERM DEPOSIT	16/01/23	MBL	104-446	252945100
270347	TEST COMMUNITY BMC	014033	INVESTMENT TD STG	21/03/22	SGP	332-027	555057369
270347	TEST COMMUNITY BMC	014032	INVESTMENT TD STG	09/02/22	SGP	332-027	555399123
270347	TEST COMMUNITY BMC	014036	INVESTMENT TD STG	09/02/22	SGP	332-027	555166311
83221		01406	INVESTMENT TD BOQ	20/01/22	SCM	124-367	23237484
83221		014065	INVESTMENT TD MBL	19/01/22	MBL	182-222	207589748
270347	TEST COMMUNITY BMC	014035	INVESTMENT TD STG	17/01/22	SGP	332-027	555151646

9. Transferring money between Operating and Investment accounts

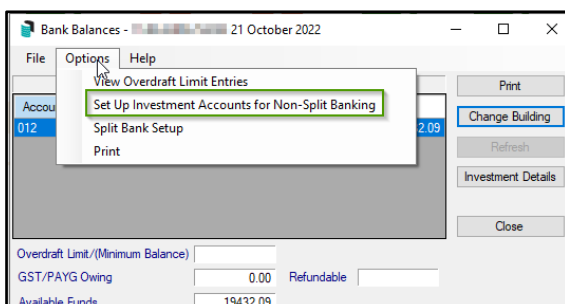
If users are transferring funds between the Operating Fund and Investment accounts the system will automatically reconcile between the funds for transactions coming directly through the bank as 'Other or Interest' using 'Create Bank Transfer' option, see details below:

Please Note: The ‘Create Bank Transfer’ option will only appear if the date and amount is the same in both Operating and Investment accounts and type is either ‘Other or Interest’

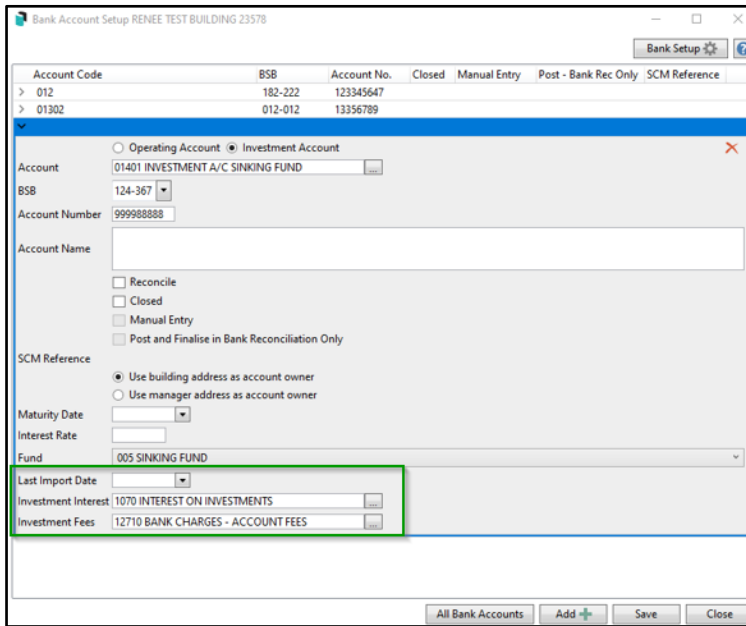


Important note: If you are not transferring through the bank and creating a manual transfer via creditor invoices, a clearing account will need to be used when drawing the payment and reconciling the bank statement. See help for more detailed information.

Important Note – Old Investment Reconciliation along with the Investment Account options that were available from the Bank Balances screen shown below have been removed and no longer available:



Please note: Westpac is no a longer supported bank. Users will need to go into Bank Account Setup, select manual entry and reconcile manually using Bank Reconciliation module.



The three fields highlighted above will only be available with in Other Investment Accounts (not reconciling) is being used.

For further information in relation to specific changes to Bank Reconciliation and Investment Account Management please refer to StrataMax Online Help

What's Better

- Status Reports – Bank Reconciliation Report if attached to the Status Report with the Option 'Hide Bank Account' was ignoring this setting, this has now been resolved and the bank account will no longer appear on the Bank Reconciliation Statement if the setting 'Hide Bank Account' is on.
- Creditor Aged Balance Report – Name order was not working as designed this has now been resolved.
- Process Bank Statements/Bank Account out of Balance – If there is no bankstmttdat or stmtcrntdat, the system will now load the closing balance from the latest statementinfoheader marked as processed.
- Utility Billing – Utility Bill for Finalised Readings where the Second Debtor has not yet been created was outputting the DEFT Reference Number for the original Debtor on the Deposit Slip. This has now been resolved.
- Web API – has been modified to expose the contacts for owners/creditors/non-lot debtors with 'LastModifiedDate' for synchronisation purposes
- Receipt Entry / Bank Rec – The following changes have been made:
 - Receipt Entry:
 - prevent creating a receipt where the balancing account is a reconciled bank account (was previously any bank account)
 - prevent creating a receipt where the account is a reconciled bank account
 - Bank Reconciliation
 - Create Receipt- prevent creating a receipt where the account is a reconciled bank account