Release Notes – Version 5.6.156

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

StrataMax StrataCash TRATAPAY

What's New 3

1. Certificates - Section 184 – Section 9 Balance Field (NSW Only) 3

1.1 Overview *3*

1.2 Section 9 Balance Field for Legal Proceedings Contributions *3*

2. Owners Info – Ledger to Excel/File 5

2.1 Overview *5*

3. DocMax Work Queues – New Restrictions 7

3.1 Overview *7*

3.2 Document Searches – New Fields Added *10*

4. Month End Rollover – New Configuration Setting 10

5. Creditor Invoice (Preview) – Document Display Enhancement 11

What's Better 12

What's New

1. Certificates - Section 184 – Section 9 Balance Field (NSW Only)

1.1 Overview

This release introduces a new Balance field for Section 184 Certificates in NSW, enabling the inclusion of "Contributions Towards Costs of Legal Proceedings" levy data within Section 9. The enhancement allows organisations to accurately capture and display this specific levy type when generating certificates. It integrates with Levy Invoice Code configuration and Levy Management workflows to ensure seamless data flow. This improves compliance and visibility of legal proceeding contributions.

1.2 Section 9 Balance Field for Legal Proceedings Contributions

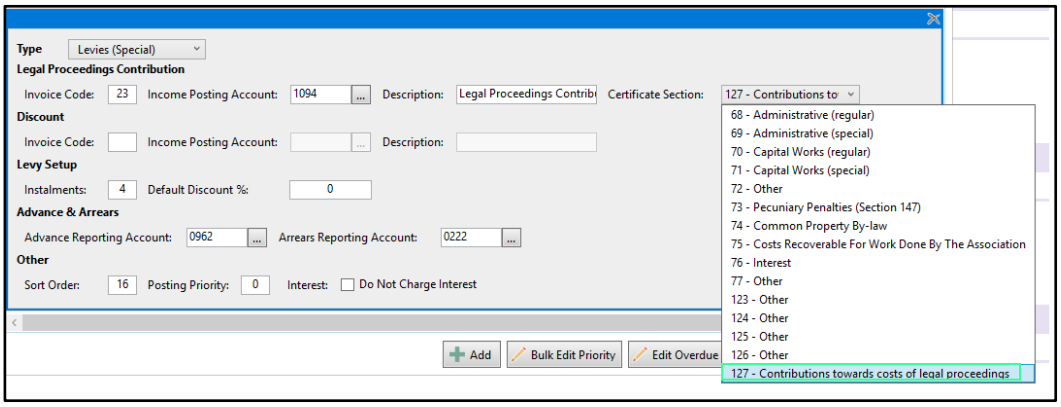
1.2.1 Key capabilities:

- Outputs levy balances linked to a specific invoice code classification.
- Ensures accurate representation of legal proceeding contributions in Section 9 of the certificate.

1.2.2 Setup

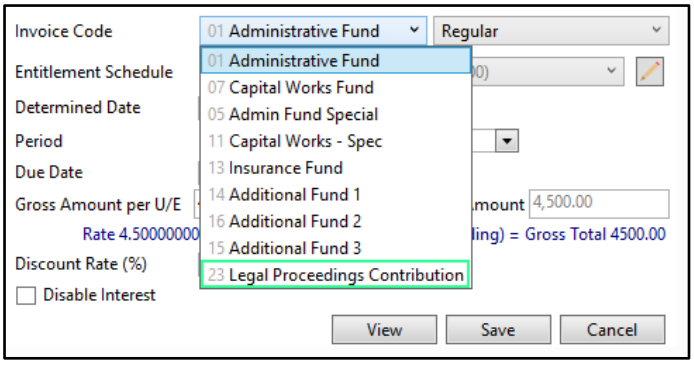
Levy Invoice Code Setup

1. Navigate to Levy Invoice Code Setup.
2. Add a new Levy Invoice Code and select 'Contributions Towards Costs of Legal Proceedings.'
3. Add setup codes and fund Description.
4. Add Instalments if required.
5. Save.

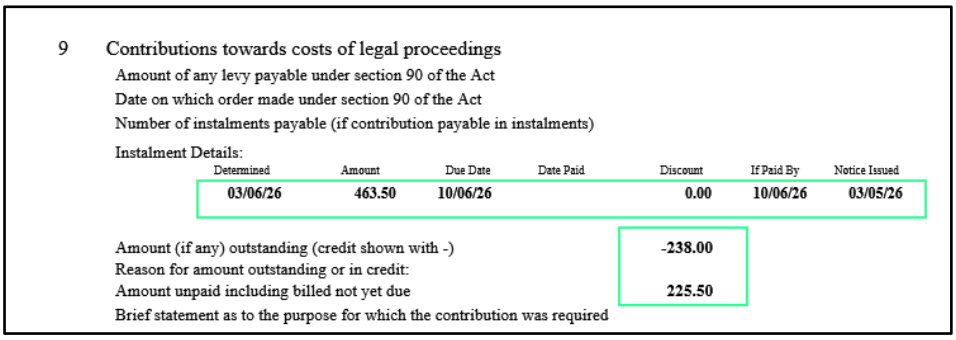


Levy Management

1. Add a manual Levy.
2. Select the invoice code linked to the 'Contributions Towards Costs of Legal Proceedings' balance field.



3. Approve and Generate Levy.
4. Run a Certificate for a lot account to see the levy data in Section 9.



9 Contributions towards costs of legal proceedings

Amount of any levy payable under section 90 of the Act
Date on which order made under section 90 of the Act
Number of instalments payable (if contribution payable in instalments)

Instalment Details:

Determined	Amount	Due Date	Date Paid	Discount	If Paid By	Notice Issued
03/06/26	463.50	10/06/26		0.00	10/06/26	03/05/26

Amount (if any) outstanding (credit shown with -) -238.00
Reason for amount outstanding or in credit:
Amount unpaid including billed not yet due 225.50
Brief statement as to the purpose for which the contribution was required

2. Owners Info – Ledger to Excel/File

2.1 Overview

Enhancements have been introduced to the Owner Info Preview screen to provide users with the ability to generate and export a detailed ledger to Excel using the new 'Ledger Option.

This functionality enables users to easily review an owner's financial transactions. The ledger presents a comprehensive, transaction level view ensuring improved visibility and reporting capabilities from the Owners Information Preview module.

The Ledger Card includes the following details:

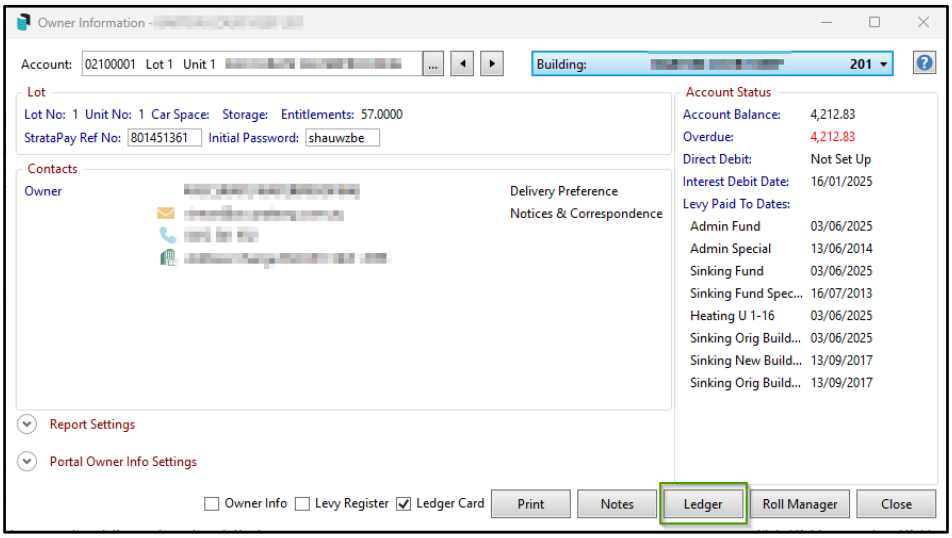
- **Date Paid Column** – Displays the transaction date of invoice or payments.
- **Description** – Indicates levy periods or transaction descriptions.
- **Fund** – Identifies the associated fund for each transaction.
- **Account Group (if available)** – Displays the relevant account group where applicable.
- **Reference** – Shows invoice or receipt reference numbers.
- **Amount** – Indicates the transaction value.
- **Balance** – Provides a running balance for the selected account.

2.1.1 New Ledger Option

A new 'Ledger' option has been introduced within Owners Info Preview interface, allowing users to access detailed transaction data for a selected lot.

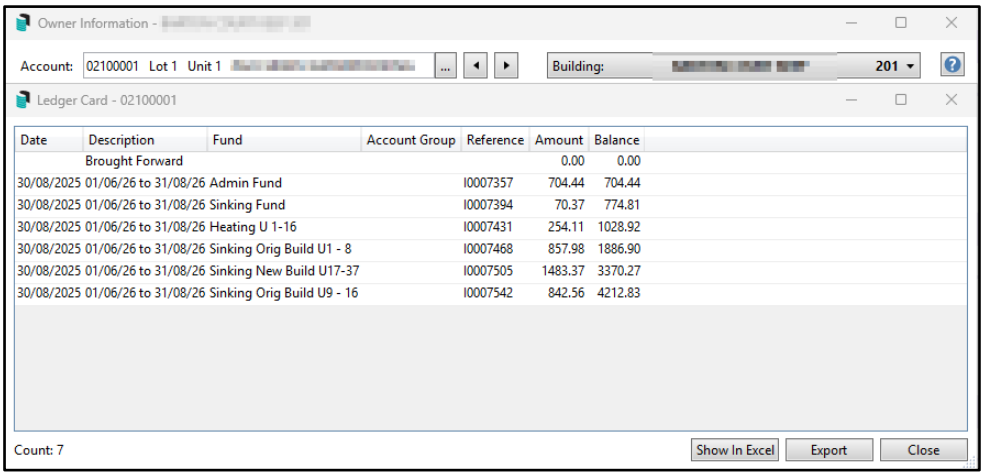
To access the ledger:

1. Navigate to 'Owners Info Preview'
2. Select the Lot Account
3. Click the new 'Ledger' option in the user interface.



4. The Ledger Card transactions will be displayed for the selected lot.

The enhancement provides a streamlined way to review financial activity directly with the module.



2.1.2 Show in Excel

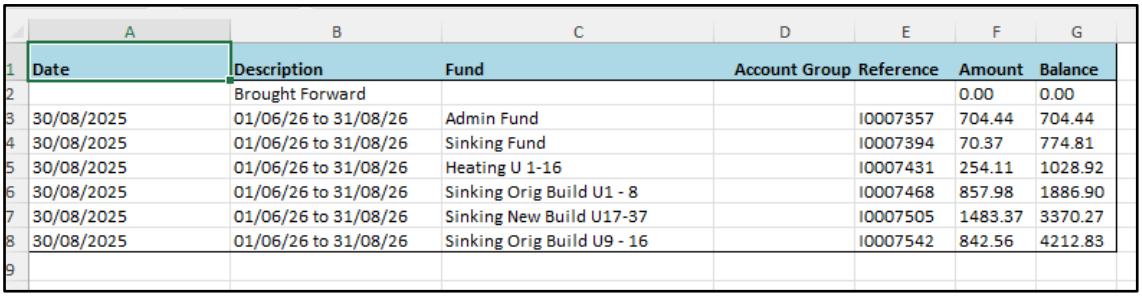
Users can now export ledger data to Excel for further analysis and reporting. This feature allows for quick access to transaction data in a familiar and flexible format using Excel.

To Export the Ledger Card to Excel

1. Navigate to 'Owners Info Preview'.
2. Select the account using the account selection dropdown.

3. Once 'Ledger Card' screen.
4. Select 'Show in Excel'.

The system will automatically generate and open the ledger transaction in Excel for immediate use.



	A	B	C	D	E	F	G
1	Date	Description	Fund	Account Group	Reference	Amount	Balance
2		Brought Forward				0.00	0.00
3	30/08/2025	01/06/26 to 31/08/26	Admin Fund		I0007357	704.44	704.44
4	30/08/2025	01/06/26 to 31/08/26	Sinking Fund		I0007394	70.37	774.81
5	30/08/2025	01/06/26 to 31/08/26	Heating U 1-16		I0007431	254.11	1028.92
6	30/08/2025	01/06/26 to 31/08/26	Sinking Orig Build U1 - 8		I0007468	857.98	1886.90
7	30/08/2025	01/06/26 to 31/08/26	Sinking New Build U17-37		I0007505	1483.37	3370.27
8	30/08/2025	01/06/26 to 31/08/26	Sinking Orig Build U9 - 16		I0007542	842.56	4212.83
9							

2.1.3 Export Ledger Card

In addition to direct Excel viewing, users can export ledger data to a file for storage, sharing or similar.

To Export the Ledger Card to file:

1. Navigate to 'Owner Info Preview'
2. Select the Lot to be reported on
3. Click 'Ledger'
4. Select 'Export'

Users will then be prompted to save the ledger file locally, enabling easy distribution.

3. DocMax Work Queues – New Restrictions

3.1 Overview

Enhancements have been introduced to DocMax Work Queues to provide greater control over document processing. New restriction fields allow work queues to filter documents based on:

- Scheduled Creditor Invoices
- Data Size

These improvements ensure that Scheduled Creditor Invoices can be excluded from general processing queues, preventing them from being mixed with standard

creditor invoices. Additionally, the Data Size restriction enables more precise control over which documents appear in work queues, improving performance and workflow management.

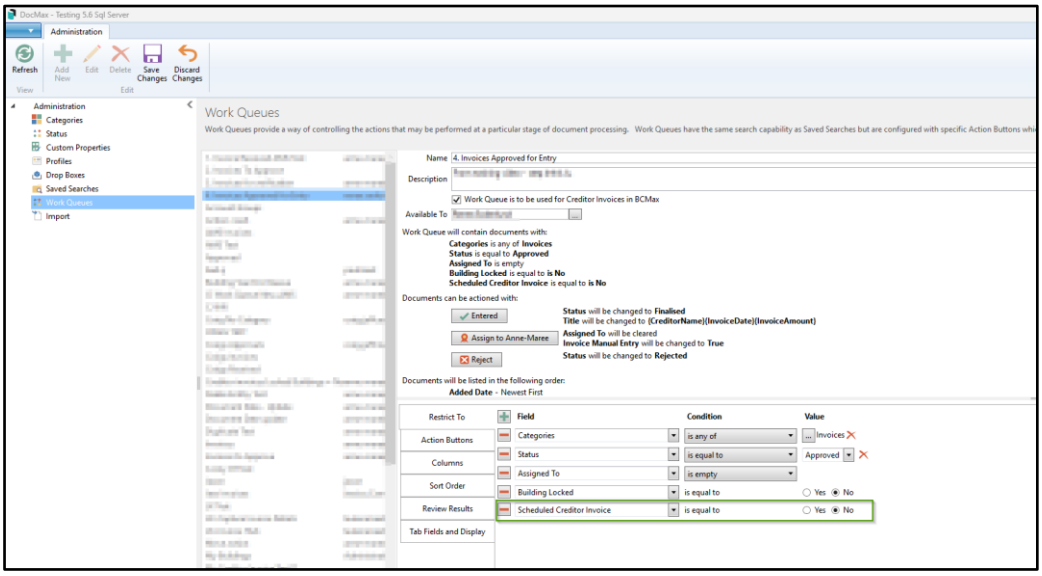
3.1.1 Adding the 'Scheduled Creditor Invoice' Restriction

A new restriction option has been added to allow administrators to exclude Scheduled Creditor Invoices from Creditor Invoice work queues. When applied. This ensures that only non-scheduled invoices are available for processing in the selected queue.

Steps to configure:

1. Navigate to 'DocMax'
2. Click 'Administration'
3. Select 'Work Queues'
4. Select the relevant Creditor Invoice Work Queue
5. Click 'Edit'
6. Click on 'Restrict To'
7. Click the **Field**
8. Select 'Scheduled Creditor Invoice'
9. Set the Value to Yes or No as required.
10. Click 'Save'

Once configured, Scheduled Creditor Invoices will either be included or excluded from the work queue base on the selected setting.



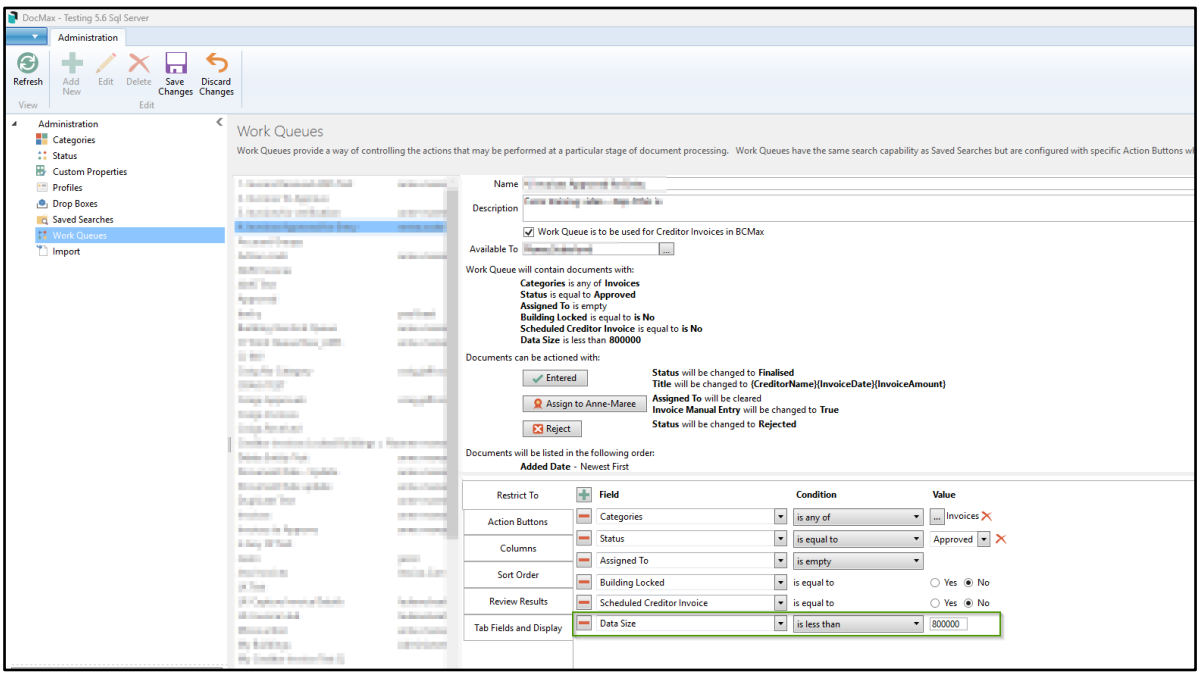
3.1.2 Adding the 'Data Size' Restriction

A new 'Data Size' restriction allows administrators to control which documents appear in work queues based on their file size. This helps to optimise performance and ensures that only documents within defined limits are processed.

Steps to Configure:

1. Navigate to 'DocMax'
2. Click 'Administration'
3. Select 'Work Queues'
4. Select the applicable Work Queue
5. Click 'Edit'
6. Click on 'Restrict To'
7. Click the **Field**
8. Select 'Data Size'
9. Select the appropriate Condition (e.g. greater than, less than)
10. Enter the byte value.
11. Click 'Save'

Documents will be filtered based on the configured data size, ensuring only those meeting the criteria appear in the selected work queue.



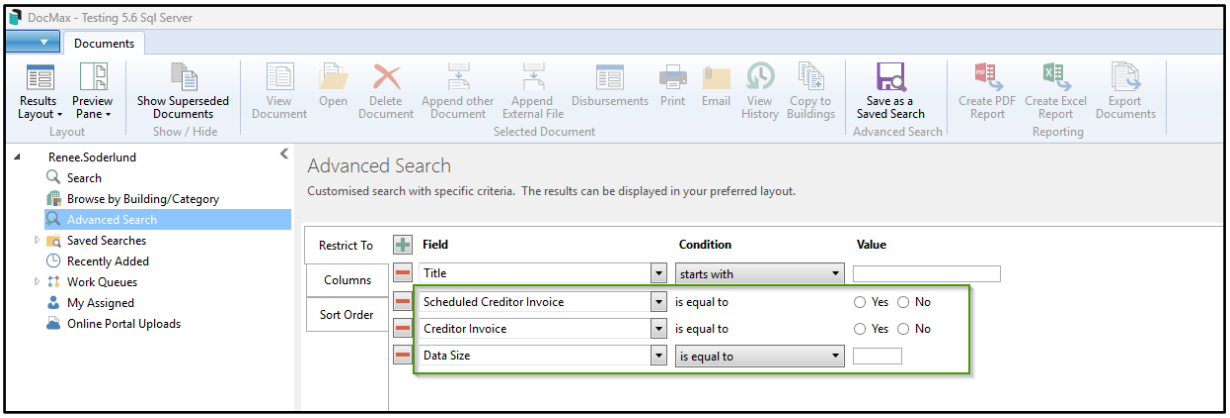
3.2 Document Searches – New Fields Added

New searchable fields have been introduced to enhance document search functionality within DocMax. These additions provide users with more flexibility and accuracy when locating documents.

New Fields now available:

- Creditor Invoice
- Scheduled Creditor Invoice
- Data Size

Users can now preform more targeted searches based on invoice type and document sizes, improving efficiency and accuracy when retrieving documents.



4. Month End Rollover – New Configuration Setting

A new configuration option, 'Lock Old Year Transactions,' has been introduced within the Rollover Configuration settings under Year End section.

This is a global setting and will apply to all users. When enabled, the system will automatically update the Building Information setting (Lock Transactions) during the rollover to a new financial year. This prevents users from entering transactions into the previous financial year after rollover has been completed.

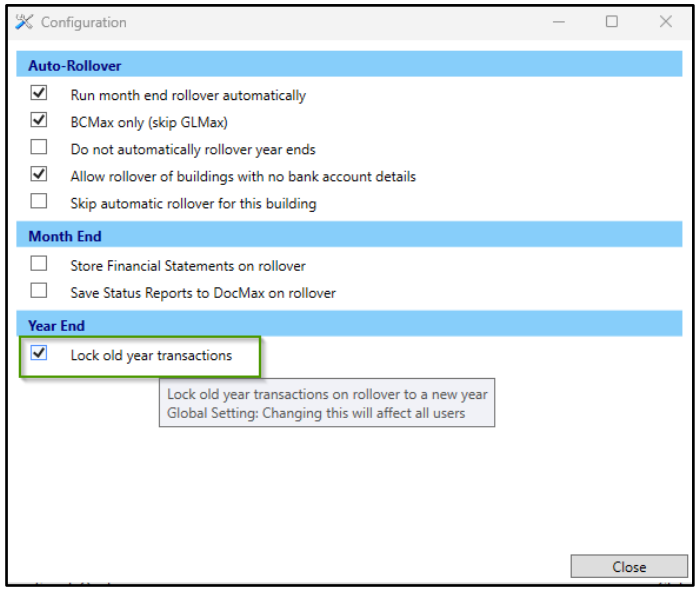
This configuration is available in BCMax and GLMax.

To access the new configuration:

1. Navigate to 'Month End Rollover' in BCMax or GLMax
2. Click 'Options' menu.
3. Click 'Rollover Configuration'

4. The configuration screen will be displayed.
5. Under Year End – locate the 'Lock Old Year

Please note – The configuration setting is off by default.



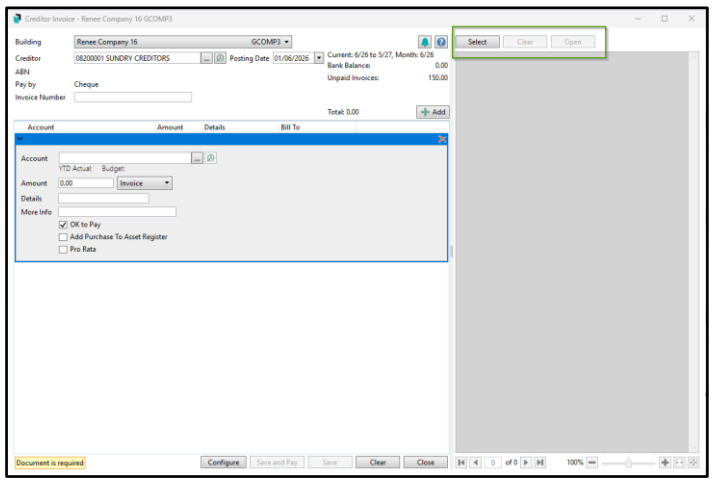
5. Creditor Invoice (Preview) – Document Display Enhancement

Enhancements have been implemented in the new Creditor Invoices user interface to ensure that document attachments window is displayed by default.

This improvement automatically enables the Document selection view, providing users with immediate visibility of the select, clear and open document actions.

The existing document attachment configuration settings will be phased out and removed once the legacy Creditor Invoice user interface is fully removed.

Creditor Invoice (Preview)



What's Better

- Marina Certificates - Total Contribution Entitlements for Marina Subgroup Lots is now showing the correct value.
- Contact Management - Contacts which do not have a valid Postal Address will no longer be considered when filtering by Contact Title and Postal Address.
- Report Set – Report Selection was appearing when Report set opened, this has been removed and Report Distribution screen displays.
- Utility Billing - When 'Retrieving from Finalised', if there was a Bank Reconciliation entry against the Finalised account and/or the original account, errors were occurring. These have been resolved.
- Report Distribution - Office Bearer Filter- Caretaker recipient will now be recognised by the Building Manager / Caretaker filter setting.
- Certificates - Other Amount Due was incorrectly reporting in certain circumstances and will now calculate Other Payments amount correctly.
- Report Distribution Ledger Card – when generating the Ledger card using a date range, brought forward Levy Invoices were not included in the calculation. This has been resolved.
- GLMax -Renumbering a Company was resulting in the Company appearing in the BCMax Building list. This has now been resolved.
- Resubdivision – was crashing when a user double clicked in the unnamed column of the Lot Details screen. This has now been resolved, and all validation messages will appear in this column only and users can no longer edit the unnamed column.
- Owners Info Preview – The StrataPay Reference number on the User Interface was not showing the complete 9 digits. This has now been resolved.
- Bank Reconciliation – Users were unable to select a non-capital equity account to post to. All equity accounts other than then ones listed as capital accounts in Trading Fund Setup should be able to be selected. This has been corrected.