Creditor Invoices (Preview)

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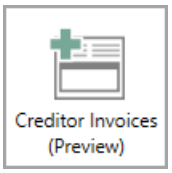


The instructions in this article relate to ***Creditor Invoices (Preview)***. The icon may be located on your *StrataMax Desktop* or found using the *StrataMax Search*.

Creditor Invoices (Preview) is available as an alternative to Creditor Invoice Work Queues and joins the first stage of our new Creditor Invoices project. The Preview screen simplifies data entry while still supporting familiar workflows for teams managing fewer invoices.

This article will refer to the fields and configurable areas available in both Creditor Invoices (Preview) and Creditor Invoice Work Queue.

> The instructions in this article relate to StrataMax Version 5.6.157 onwards.

Security Setup

Access to ***Creditor Invoices (Preview)*** and ***Creditor Invoices Work Queues***, the two icons that control the creditor invoice process, can be configured in ***Security Setup.***

The other areas to consider for access include: Creditor Invoice - Edit Description, Creditor Invoice configuration, and Creditor Invoice Work Queues - Auto Create All, Hold Creditor Invoices, Search Creditor Invoice Items.

Configure

The creditor invoice screen can be configured in various areas to assist with a consistent user interface and transaction activity. For details on each field, see the Creditor Invoice Configuration.

Creditor Invoices Screen Overview

This area provides a detailed description of the creditor invoice fields available in both***Creditor Invoices*** screens, which are available in both BCMax Buildings and GLMax Companies (for those who use GLMax to pay creditors)

Building: The building that will pay the invoice.
Creditor: This is the creditor that has provided the building with the invoice for payment.
Posting Date: The date that will be used to create the transaction, which is available for both current and old years. Lock Transactions can be set to prevent old year dates from being applied.
Current: Financial Year. Month: Current Month of the building.
Creditor Status: When Creditor Maintenance is updated in either the local or master chart area for

preferred, prompt or banned, there will be a display of this in the creditor invoice screen.
Compliance: When compliance is active, there will be a display that supports the valid or not valid status, including that will display a tooltip with further information available around the compliance status, including the license details.
Payment Authority: The text Payment Authority will display, and if turned on in***Building Information*** will display Payment Authority Required.
Creditor Status: ***Creditor Maintenance*** records set locally or at Master Chart level to Preferred, Prompt, or Banned will be displayed.
Bank Balance: The available bank balance, which is split by fund.
Unpaid Invoices: Total of the unpaid invoices.
ABN: The registered Australian Business Number for the creditor.
Pay By: Either the EFT or BPay Biller Code details are displayed here. If the method is BPay, a CRN field will be displayed if available, or allow for the CRN to be entered.. This will be validated at the entry point and can be set for *The Default CRN on the next Invoice*
Invoice Number: A 25-character limit field available for the invoice number from the creditor. This field is duplicate-tested and will prompt if the same invoice number is used for a creditor in a building.
Work Order: Click this to view and finalise any outstanding work orders. This is available to*Show TaskMax Jobs* and prompt the user if configured.
Is a Reimbursement: This is an option that can be set for contact cards that are not GST registered and will allow for buildings that are GST registered to be marked for expenses to include or exlude GST.
BPay CRN: This field will only display when the creditor is set to pay by BPay. This will either contain the last used CRN or be blank, ready for entry.
EFT Reference: Used for creditors that require an EFT Reference. If this is the default EFT reference to be used for that creditor, tick *Default this EFT Reference on the next invoice*
Add: Use this to add accounts for the invoice. Repeat for multi-expense invoices.
Account: This is the account used for reporting in the Financial Statements.
Fund: The Fund that the account is associated with. This can be set if using balance sheet codes for the account.
Amount Incl GST / Amount Ex GST: The amount of the invoice to be paid. This can be set to Invoice or Credit Note from the dropdown list. These two fields are controlled for including or excluding GST in the configure area and available for GST registered buildings.
GST: This flag will appear for GST-registered buildings and can be adjusted during entry. The default for the tax code is applied from ***Account Maintenance***.
Details: A 20-character field that includes the details about the work completed for the invoice. This will be reported on in various Reports and Search Screens.
More Info: A 30-character field which can be output to Search Creditor Invoice Items and various Search screens. The data entered here is also included on the Remittance Advice and can be used if additional characters are required in conjunction with the Details field.
OK to Pay: This field controls whether the invoice is placed on hold. Buildings that use the***Invoice Hub*** will have this off by default. It can be toggled on or off in any building.
Add Purchase to Asset Register: When ticked, this area expands to allow selection of the category and Override Reference Name, and will add the item to the ***Asset Register***.
Bill To Owner: When ticked, this area expands to allow selection of Owner and Second Debtors (non-owners), using an Invoice Code (generally Other). A different income account can also be set to invoice with. Use ***Invoice Printing*** to print the itemised bill for these contact types where required.
Pro-Rata: This option is designed to assist in managing pre-payments and can be set with two options using a set pre-payment account. Both of these options will create auto-reverse entries ready for the future dates to arrive and post the transactions.

- This Year and Next Year Only. This method will use the Pro-Rata start date and calculate how many

days remain in the current year and next year for billing.

- Spread Over a Period. Set a Pro Rata Start Date and Finish Date, along with a payment frequency.

Skip Document: This will skip the current document in the queue and move to the next one.
Save and Pay: This will save the invoice and provide the ***Payment Entry*** screen, which can bypass ***Payments*** using the *Pay Immediately* facility.
Save: This will save the invoice.
Clear: To clear all of the entered information, click *Clear*.
Close: This will close the ***Creditor Invoice*** screen.

Creditor Invoices

These instructions are for creditor invoices that have not had any document details entered into DocMax.

1. Search or select ***Creditor Invoices (Preview)***.
    - If the creditor list doesn't appear, select the creditor by clicking …*Creditor* field, select the creditor in the list, then click *OK*.
    - If the creditor is not available, click the Master Chart button to add from there, or click the green + button to add a new creditor.
2. Click *Select* to add a document from the DocMax window. Navigate and click *Select Document* once the document has been located.
3. Enter:
    - Posting Date. This setting can be configured to use Today's date and also allows you to select a date from a previous year to post the invoice to that year. The use of old-year dates can be disabled by *Locking Transactions* or by marking the building for Audit in ***Building Information***. When disabled, old-year dates are not available for posting.
    - Review any compliance messages if applicable.
    - Invoice Number (25 characters). This field is duplicate-tested, requiring the user to set it to *Allow Duplicate,* and will display an icon for invoices with the same invoice number.
    - Work Order can be selected to view outstanding Work Orders with a search screen that supports relevant column display.
    - Pay By: If set to BPay, the BPay CRN will be available to enter/ check and set *Default this CRN on the next invoice*.
    - EFT Reference: If set to EFT, the EFT reference will be available to enter/ check and set *Default this EFT Reference on the next invoice.*
    - If this for a reimbursement for a contact that is being used a GST registered building, there will be an option to set 'Is a Reimbursement'
4. Click the +Add button and add:
    - Account (expense).

    - Amount (invoice/ credit note). If the building is GST registered, you can adjust the tax code if required. This field can be configured to show separate net or gross fields for entry.
    - Details (20 characters)
    - More Info (if desired)
5. Click the +Add button if you need multiple expenses, completing each field as noted above.
6. Review the additional tick boxes and adjust if required:
    - OK to Pay: used for Invoice Hub and putting invoices on hold
    - Add Purchase to Asset Register: drop-down will pop up for selection on category and override reference name
    - Bill to Owner: select the Owner/ Second Debtor to on-charge and the invoice code to apply.
    - Pro-Rata: used to create prepaid expenses and requires the start date and the prepaid expenses account to be set.
7. Click *Save* and proceed to *Payments*, or *Save and Pay* to use *Payment Entry*, where you can pay immediately.

Prior Year Invoices

Prior-year invoices are available to enter using old-year dates. You can lock this feature, along with other areas that create transactions at the building level, using the Locked Transactions setting in ***Building Information*** for an immediate result, or globally via ***Month End Rollover***, which sets this field once the year-end has rolled over.

Reverse & Recreate Invoice

Reversing and Recreating (which allows the invoice to be edited), as well as reversing an invoice, can be performed from ***Local Transactions***, ***Search Creditor Invoice Items***, or ***Interactive Reports***.

Other Actions

OK to Pay

The *OK to Pay* flag is used for buildings that use ***Invoice Hub*** and will usually be unticked for those buildings. This allows the invoice to be uploaded to ***Invoice Hub***. The flag can also be manually toggled on or off for one-off situations where an invoice needs to be handled differently from the default. It can also be used to place invoices on hold, with held invoices released through ***Search Creditor Invoice Items*** (or a similar search screen).

Add to Asset Register

From time to time, when a building purchases items that form part of the building's assets, these can be recorded in the ***Asset Register*** for reporting purposes. A specific reference can also be recorded for each item, and items can be categorised as needed.

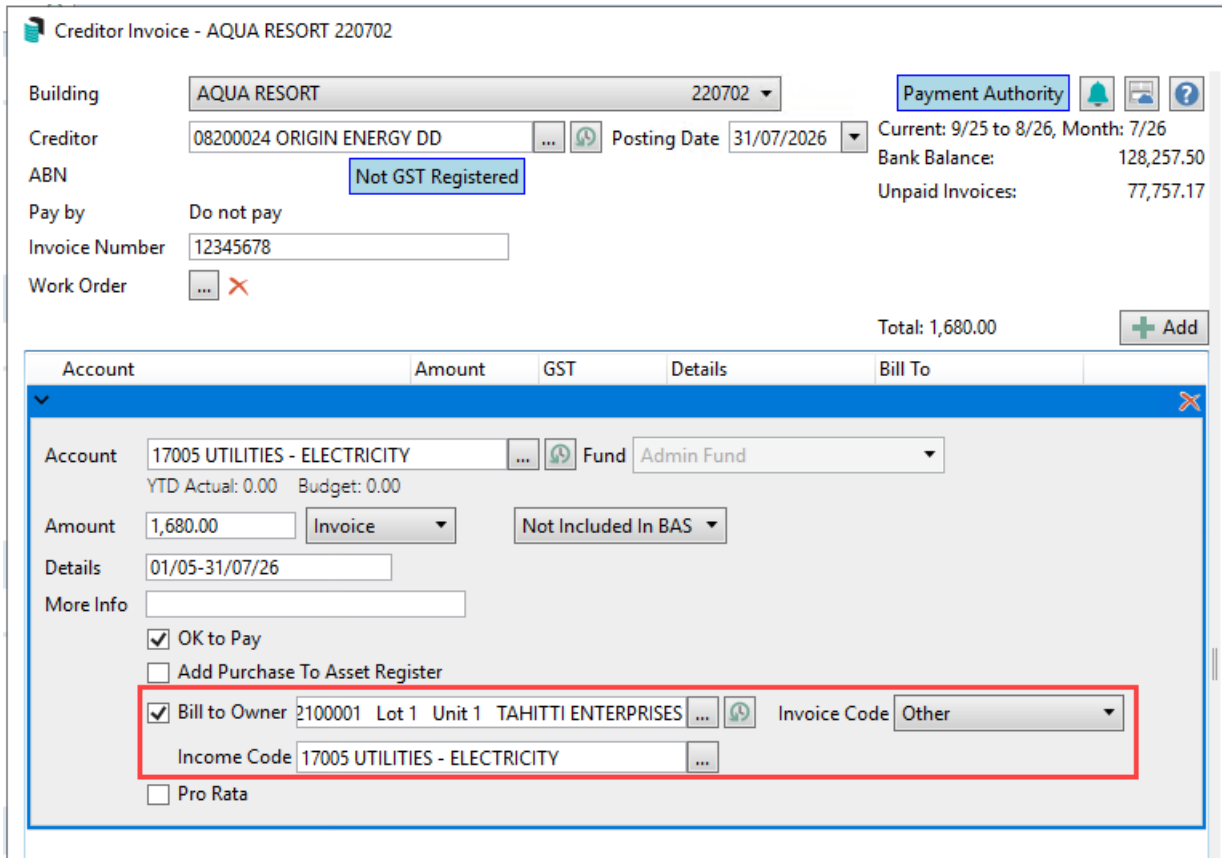
Bill to Owner

Bill To Owner allows a creditor invoice, or part of a creditor invoice, to be on-charged to an owner, second debtor, or another building for reimbursement. This flexibility allows expenses to be recovered from the appropriate party while maintaining accurate financial reporting.

- This feature supports billing to Owners or Second debtors (non-owners, other buildings, third parties, etc.).
- When selected, this area expands so an owner or second debtor can be selected using an invoice code, generally Other.
- The reimbursement can be billed to a different income account instead of the original expense account.
- An invoice can be on-charged either during creditor invoice entry or later using ***Local Transactions***, ***Search Creditor Invoice Items***, or ***Interactive Financials***.
- It is also possible to only on-charge a portion of the Creditor Invoice, by splitting the creditor invoice line items and only using Bill to Owner on the amount that is to be reimbursed to the building.
- Invoice Printing can be used to print the itemised Debtor Invoice where required.

Bill to Owner/ Second Debtor from Creditor Invoices

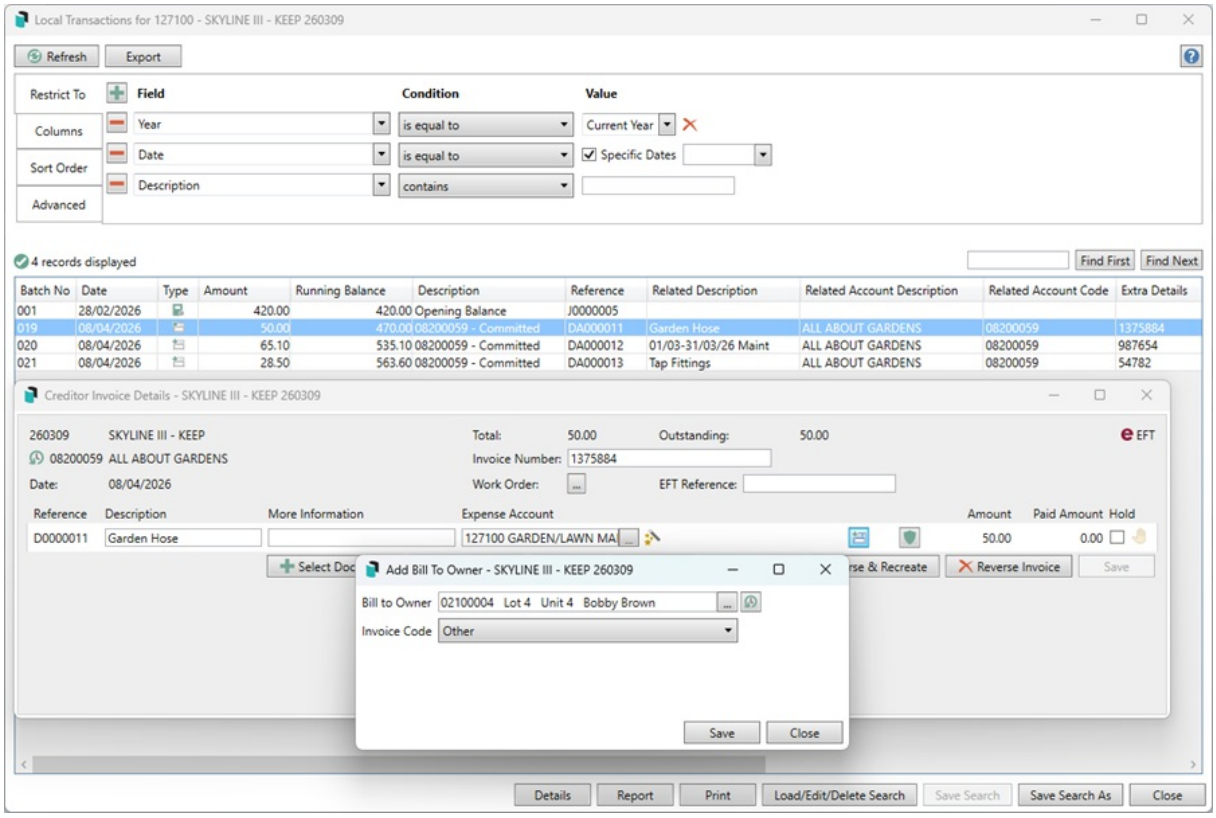
1. Search or select ***Creditor Invoices Work Queues*** or ***Creditor Invoices (Preview)***.
2. Complete creditor invoice fields that may be populated from a DocMax Work Queue or are ready for manual entry.
3. Tick *Bill To Owner* to extend the field area for the owner/ second debtor selection and the invoice code. If the income account should be different to the default expense account, select a different account.
4. Click *Save* to finalise the creditor invoice and bill to the Owner or ***Second Debtor*** at the same time.
5. To print an itemised invoice for the owner, use ***Invoice Printing***



Bill to Owner/ Second Debtor from Search Screens

1. Search or select ***Local Transactions, Search Creditor Invoice Items*** or ***Interactive Financials.***
2. Locate and select the creditor invoice by adjusting the fields as required, then clicking*Refresh.*
3. In the lower section of the screen, double-click the relevant record, or click*Details* on the record, then click the Bill to Owner icon.
4. From the *Bill to Owner* icon, select the owner or the second debtor in the*Bill to Owner* field.
5. Then select the *Invoice Code* to charge this item to and click Save.
6. To print an itemised invoice for the owner, use ***Invoice Printing***.

   NOTE: Bill to Owner from Searches is only available for the**current year**.



Pro Rata Creditor Invoice

Where an invoice covers expenses across two financial years, the Pro Rata feature can be used to create a prepayment for the portion relating to the following year, using either *This Year and next year only* or *Spread over a period*. Both will require a Prepayments Balance Sheet code, and will sit in the ***Auto Reverse Journals*** area until the future date arrives, and will be systematically posted This ensures expenses are recorded in the correct financial period when the invoice is saved.

However, if the full amount is for the next financial year, the Pro Rata feature shouldn't be used; the payment must be entered in full. A journal set will need to be processed in ***Journal Preparation*** to move the amounts from the *Expense Code* to a *Prepayments Balance Sheet* code, with the *Auto Reverse* box ticked (for both the Credit and Debit Journals) to create ***Auto Reverse Journals***. These journals will automatically take up the expense in the following financial year.

Pro Rata | Example:

- Financial Year: 1 February 2026 to 31 January 2027
- Insurance Period: 18 March 2026 to 17 March 2027
- Total Premium: $12,000.00

Because the insurance period spans two financial years, StrataMax splits the premium based on the number of days in each financial year.

Day Calculation

Current Financial Year:

18 March 2026 to 31 January 2027 = 320 days

Next Financial Year:

1 February 2027 to 17 March 2027 = 45 days

Total Insurance Period: 365 days

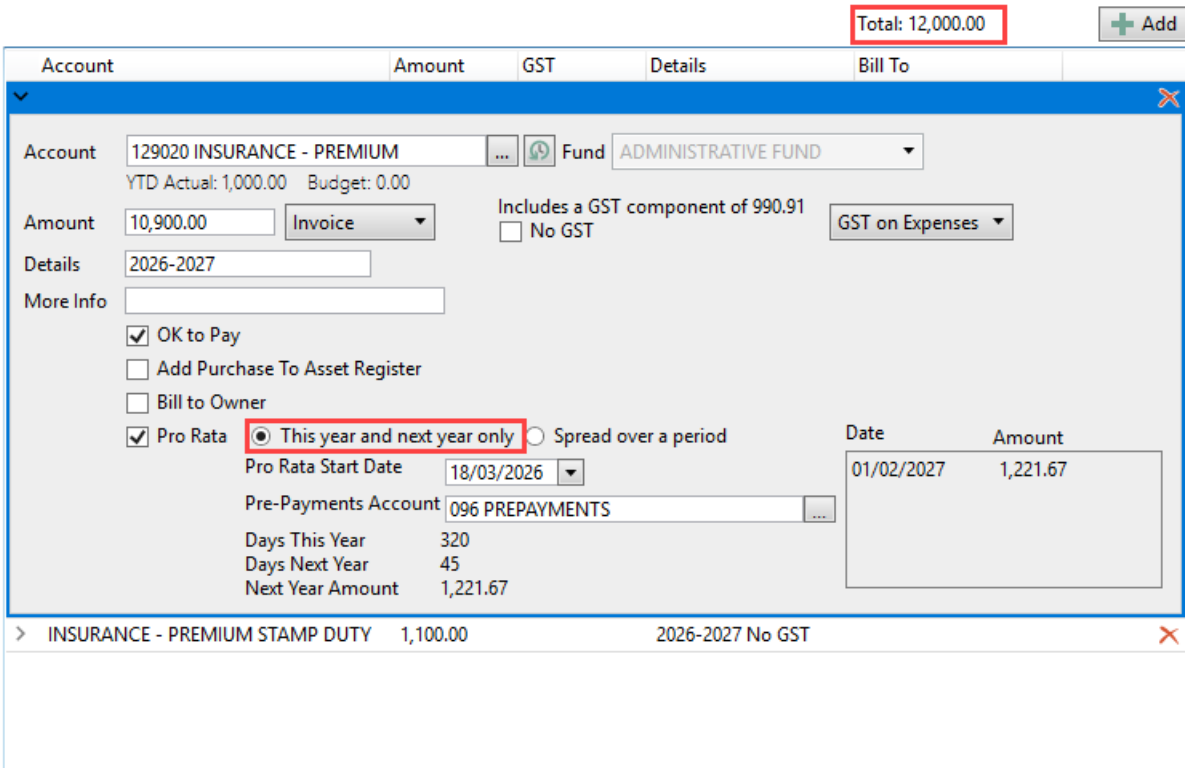
Pro-Rata Allocation

$10,520.55 allocated to the current financial year (320 days)

$1,479.45 allocated to the next financial year (45 days)

Pro Rata | This Year and Next Year Only

1. Search or select ***Creditor Invoices (Preview)*** or ***Creditor Invoices (Work Queues)***.
2. Once in the Creditor Invoices screen, either check the fields populated from the work queue or add the standard invoice field information.
3. Tick Pro Rata, and select *This year and next year only.*
4. Enter the *Pro Rata Start Date* and select the *Pre-Payments Account.*
5. A calculation will be provided for the number of days in each year, with the amount due to be posted in the next financial year.
6. Click *Save* to finalise the invoice, which will also create an***Auto Reverse Journals*** for the next financial year.

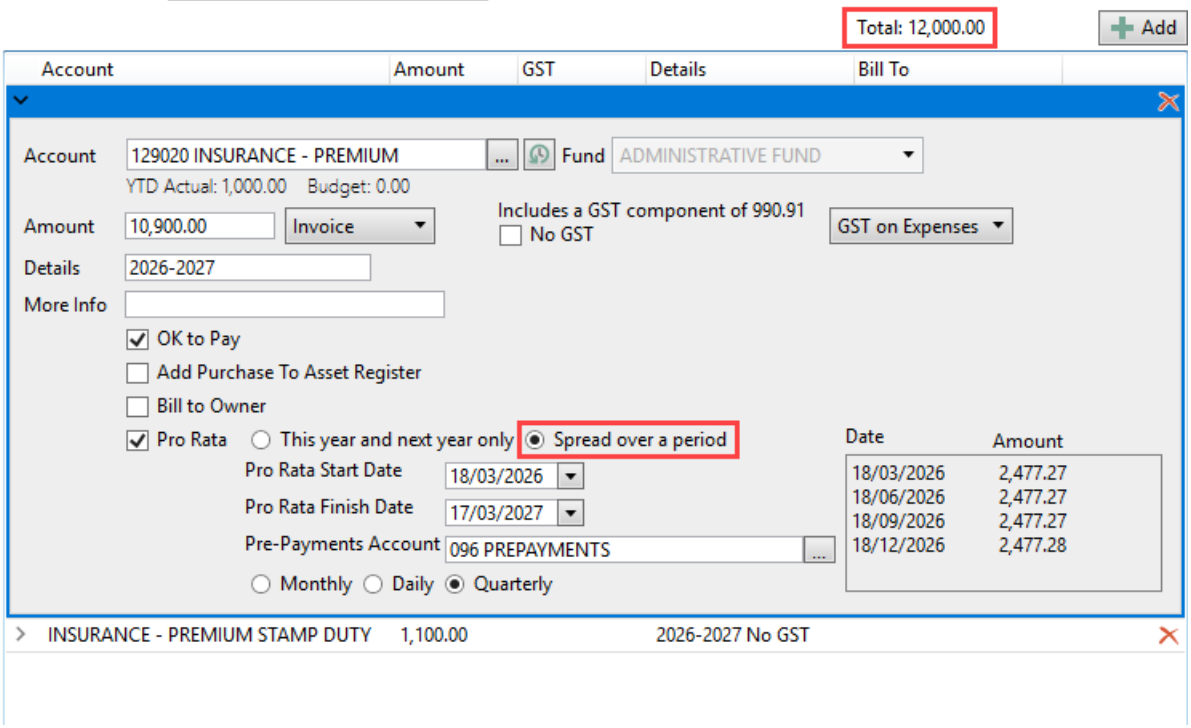


Pro Rata | Spread over a period

If the invoice is being spread over a period, the available frequencies include monthly, daily, and quarterly. The calculation based on the frequency will determine an equal amount across each period.

If daily is used, the calculation for the next year will include the remaining total daily amount.

1. Search or select ***Creditor Invoices (Preview)*** or ***Creditor Invoices (Work Queues)***.
2. Once in the Creditor Invoices screen, either check the fields populated from the work queue or add the standard invoice field information.
3. Tick Pro Rata, and select *Spread over a period.*
4. Enter the *Pro Rata Start Date* and *Pro Rata Finish Date* and select the *Pre-Payments Account.*
5. Set the frequency with either *Monthly* or *Daily* or *Quarterly*.
6. A calculation will be provided for the number of days in each period, with the amount due to be posted in the next financial year.
7. Click *Save* to finalise the invoice, which will also create an ***Auto Reverse Journals*** for the next financial year.



Pro Rata Adjustments Creditor Invoice

Pro-rata creditor invoices cannot be edited or deleted.

If a pro-rata entry needs to be changed, first review the ***Auto Reverse Journals*** and update or delete them if required.

If the creditor invoice still has an outstanding balance, apply a credit note to reverse the original entry. A new invoice can then be entered for the correct amount, if necessary.

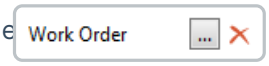
Work Orders

When the creditor account list is displayed, the *Uninvoiced Work Orders* column shows the number of outstanding work orders for each creditor. This helps users identify the correct creditor and review any

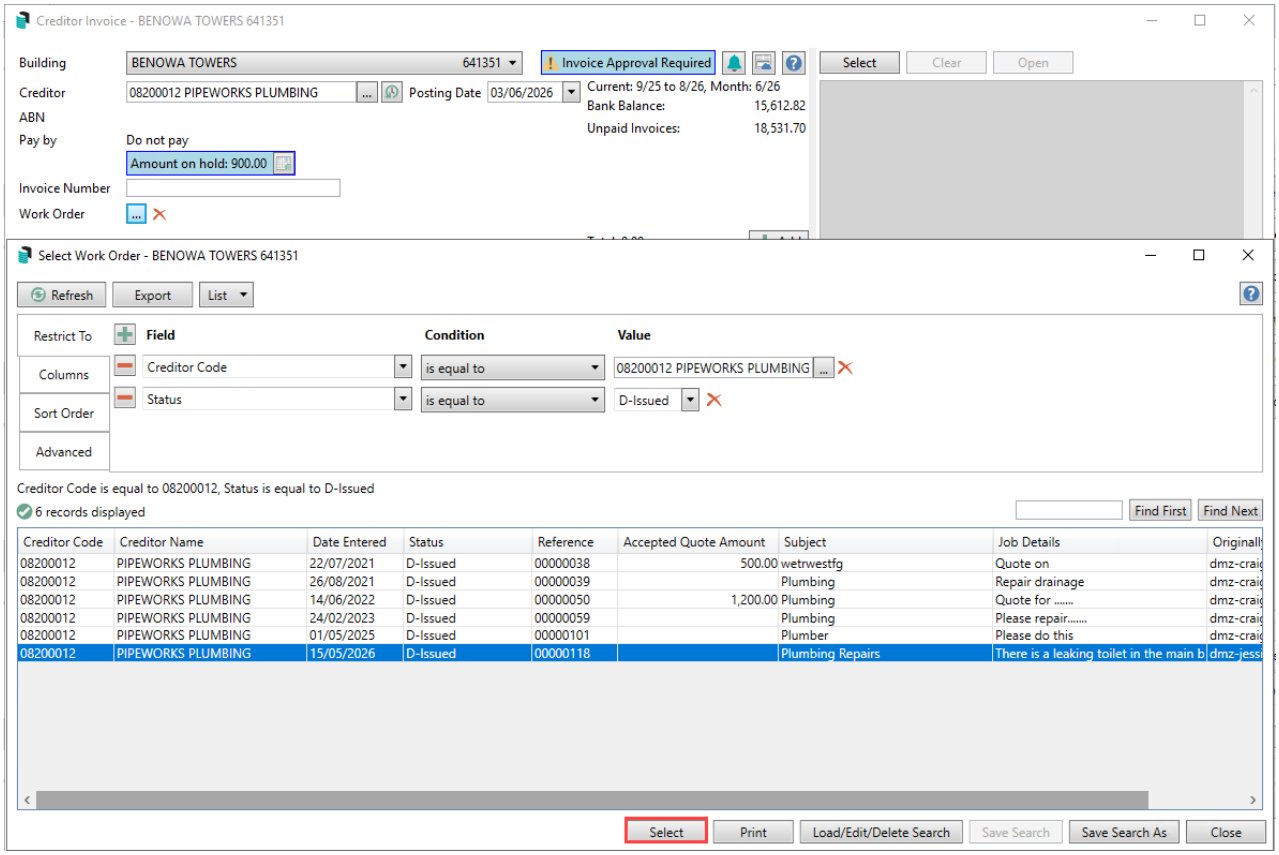
work orders that still need to be invoiced.

If the selected creditor has outstanding uninvoiced work orders, the user can be prompted to review them. Work orders can then be selected using the enhanced search interface, which provides available search fields to locate the required work order and populate it in the creditor invoice for finalisation on any unpaid invoices.

Select and finalise a work order in Creditor Invoices

1. Open ***Creditor Invoices (Preview)*** or ***Creditor Invoices Work Queues***.
2. Once in the Creditor Invoices screen, either check the fields populated from the work queue or add the standard invoice field information.
3. Review the *Uninvoiced Work Orders* count shown for the creditor.
4. If configured, the Work Order search screen will display. If not, click the 

field to display this screen.
5. Use the available search fields to locate the required work order.
6. Highlight the work order and click *Select*.
7. The selected work order is then populated into the creditor invoice.
8. If the selection of that particular work order needs to be removed, click the to clear the selection.

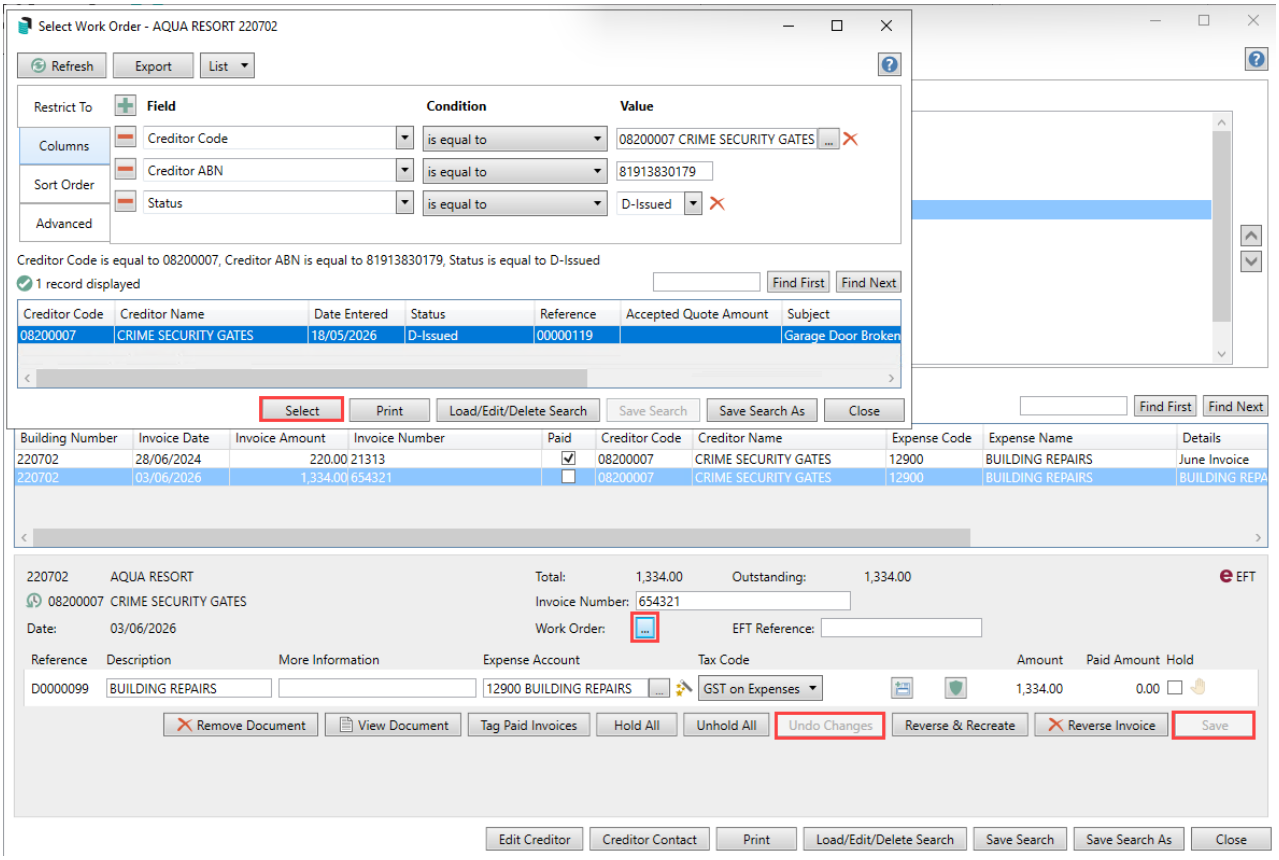


Select and finalise a work order in Search Screens

Work Orders can be finalised retrospectively for any unpaid invoices, and users can complete this action

via various search screens, including ***Search Creditor Invoice Items, Local Transactions, Interactive Reports,*** and ***DocMax*** - Invoice Details***.***

1. Search or select a search screen as described above.
2. Locate the creditor invoice by adjusting the fields as required, then click *Refresh.*
3. In the lower section of the screen, highlight the relevant record, click into the field to be edited and make the required changes.
4. Click the *Save* button to apply the changes, or the *Undo Changes* button to discard them.



Payment Authority

Payment Authority are payment instructions that can be set in***Building Information***. When entering a creditor invoice, an icon will appear on this Payment Authority text box which can be hovered on to display the instructions if instructions have been set in the building.

1. Search or select Creditor Invoices.
2. Hover over the *Payment Authority Required* text to access payment conditions for this building.