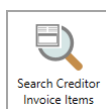


# Search Creditor Invoice Items

Last Modified on 15/07/2025 11:58 am AEST



The instructions in this article relate to **Search Creditor Invoice Items**. The icon may be located on your [StrataMax Desktop](#) or found using the [StrataMax Search](#).

**Search Creditor Invoice Items** can be used to review any warnings or balance issues as well as find a specific invoice and mark the Creditor Invoice On Hold or to Tag Paid Invoices. Searches can also be completed and data can be extracted into a report used for analysis. An example of using the data to analyse expenses by Contractor Industry is at the bottom of this page.

This menu can be used by team members that are responsible for moving invoices from *Ok to Pay* to *On Hold* between payment runs, and can also be used to report all invoices that are marked as On Hold. There is also an option to add an Invoice Hub Status column as well as the Payment Reference which can be helpful for Auditors / Committee to validate the invoices included in a payment.

Searches can be saved for continuous use, which can then be optionally exported to Excel or produced into a PDF-style document.

## Search Creditor Invoice Items | Security

To access **Search Creditor Invoice Items** screen, the user must have the permission set to 'Allow' for 'Search Creditor Invoice Items' under the 'Menus' category in [Security Setup](#).

## Search Creditor Invoice Items

**Search Creditor Invoice Items** can be used to search Creditor Invoices that have been created based on set values; each column can be clicked on to sort, and results can be exported to Excel. Regularly used searches can be saved, such as 'All Invoices On Hold' and 'All Unpaid Invoices'. **Search Creditor Invoice Items** will search individual Creditor Invoices rather than Creditor accounts. **Search Creditor Invoice Items** will show Paid Date, Paid, on Hold status, plus Invoice Hub Status for each Creditor entered against a building. There is the option to include the Payment Reference column showing the Payment the Invoice was made by.

1. Search or select **Search Creditor Invoice Items**.
2. Adjust search criteria as needed to locate invoices.
  - The 'Invoice Date' field is used to select a specific date or date range, including an old or historic year. Or by removing (click the red 'minus' button) or changing the 'Invoice Date' field to a different field, it will display the full history of transactions.
3. To add another field, click the green plus button, then select the **Field** by clicking the drop-down menu.
  - The 'Expense Code', 'Creditor Code', 'Master Chart Code' and 'Bill To Lot Code' fields, when set with the **Condition** 'is any of', will allow for multiple accounts to be selected for the **Field**. To remove the code selection, click the red cross on the set of codes.
4. Based on the selected **Field**, the **Condition** can be changed if required, and then you can change/select the required **Value**.
5. Click the **Advanced** button to display additional tabs down the left side:
  - **Columns** to add, remove, or change the order of the columns.
  - **Sort Order** to change how the data in the table is sorted (by column, A-Z, etc.).
  - **Advanced** to change the maximum number of records to display in the table (10000, 1000, etc.).
6. Click the **Refresh** button to search for the records.
7. If you would like to, you can export the data to an Excel sheet by clicking the **Export** button.

Search Creditor Invoice Items - STRATAMAX ONLINE HELP KEEP 300621

Refresh Export Advanced Saved Search: Basic Creditor Search

Restrict To: Field Condition Value

Columns: Paid Date is on or after Specific Dates

Sort Order: Creditor Code is any of

Advanced: Current Building is any of Expense Code is any of Master Chart Code is any of

54 records displayed

Building Number	Building Name	Reference	Invoice Date	Invoice Amount	Invoice Number	Paid Date	Creditor Code	Creditor Name	Expense
300621	STRATAMAX ONLINE HELP KEEP		02/04/2024	500.00	98765		08200012	ABC Painting Co	15810
300621	STRATAMAX ONLINE HELP KEEP		30/09/2022	5.00	M0000025		08200012	ABC Painting Co	13010
300621	STRATAMAX ONLINE HELP KEEP		30/09/2022	155.00	D0000012		08200012	ABC Painting Co	15805
300621	STRATAMAX ONLINE HELP KEEP		30/09/2022	100.00	D0000011		08200012	ABC Painting Co	15805
300621	STRATAMAX ONLINE HELP KEEP		31/08/2022	100.00	D0000010		08200012	ABC Painting Co	23010
300621	STRATAMAX ONLINE HELP KEEP		31/08/2022	155.00	D0000009		08200012	ABC Painting Co	23005
300621	STRATAMAX ONLINE HELP KEEP		31/08/2022	155.00	D0000008		08200012	ABC Painting Co	23005

Count: 5

Edit Creditor Creditor Contact Print Load/Edit/Delete Search Save Search Save Search As Close

Search Creditor Invoice Items - STRATAMAX ONLINE HELP KEEP 300621

Refresh Export Advanced

Restrict To: Field Condition Value

Columns: Current Building is in the range Specific Dates to

Sort Order: Invoice Date is any of

Advanced: Creditor Code contains Invoice Amount is equal to Invoice Number starts with Paid is equal to

65 records displayed

Building Number	Building Name	Invoice Amount	Invoice Date	Reference	Invoice Number	Expense Code	Payment References	Expense Name
300621	STRATAMAX ONLINE HELP KEEP	500.00	02/04/2024	D0000014	98765	15810	F0000002	PAINTING - INTERNAL
300621	STRATAMAX ONLINE HELP KEEP	5.00	30/09/2022	D0000013	M0000025	131125	F0000003	MANAGEMENT FEES - ARCHITECTURAL
300621	STRATAMAX ONLINE HELP KEEP	155.00	30/09/2022	D0000012		15810	F0000003	MANAGEMENT FEES - ADDIT
300621	STRATAMAX ONLINE HELP KEEP	100.00	30/09/2022	D0000011		15805	F0000003	MANAGEMENT FEES
300621	STRATAMAX ONLINE HELP KEEP	100.00	31/08/2022	D0000010		15815	F0000003	MANAGEMENT FEES - DISBURSEMENT
300621	STRATAMAX ONLINE HELP KEEP	155.00	31/08/2022	D0000009		15810	F0000003	MANAGEMENT FEES - ADDIT
300621	STRATAMAX ONLINE HELP KEEP	155.00	31/08/2022	D0000008		15810	F0000003	MANAGEMENT FEES - ADDIT

300621 STRATAMAX ONLINE HELP KEEP Total: 500.00 Outstanding: 0.00 Paid

08200012 ABC Painting Co Invoice Number: 98765 Work Order: BRAY CRN:

Date: 02/04/2024

Reference	Description	More Information	Expense Account	Tax Code	Amount	Paid Amount
D0000014	Painting - Edited	Pay Immediately	15810 PAINTING - INTERNAL	Not Included in BAS	500.00	500.00

Tag Paid Invoices

Edit Creditor Creditor Contact Print Load/Edit/Delete Search Save Search Save Search As Close

Example with Payment References column included showing the Payment Reference for each I

Each column can be clicked on to sort the order of records.

## Search Creditor Invoice Items | Edit Creditor

The *Edit Creditor* button will become active once a transaction is selected in the list of results. Clicking the button will open the 'Creditor Details - Edit' screen, where the creditor's details can be managed. See [Creditor Details - Edit](#) for more information.

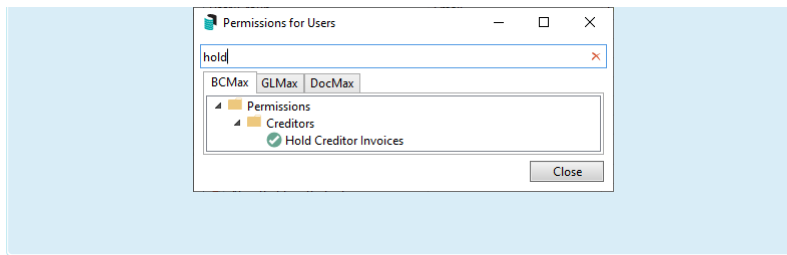
## Search Creditor Invoice Items | View Creditor Contact

The *View Creditor Contact* button will become active once a transaction is selected in the list of results. Clicking the button will open the 'Contact Details' screen where the creditor's contact details can be managed.

## Search Creditor Invoice Items | Place Creditor Invoice On Hold

To place an invoice on hold or take it off hold, locate the invoice in **Search Creditor Invoices Items** and then mark it as *Hold* or untick Hold to remove the invoice from Hold.

Please note that the *Hold* tick box is controlled by a permission in **Security Setup** called 'Hold Creditor Invoices'.



1. Search or select **Search Creditor Invoice Items**.
2. Use Fields to locate required invoice.
3. Click on the Creditor Invoice record to list any Creditor Invoices for the Creditor Account in the lower half of the screen. Click 'Hold' to add the tick so that the *Creditor Invoice* is added to *Hold* and excluded from any payment process.

Search Creditor Invoice Items - STRATAMAX ONLINE HELP - KEEP 2024

Refresh Export Advanced Saved Search: All On Hold Invoices

Field Condition Value

Invoice Date is on or after Specific Dates

Creditor Name contains

13 records displayed

Reference	Invoice Date	Invoice Amount	Invoice Number	Creditor Code	Creditor Name	Expense Code	Expense Name	Details
D0000002	08/01/2024	10.00	651	08200020	ALLIANCE PLUMBING	13905	GARDEN & GROUNDS	Garden & Grounds
D0000001	01/01/2024	10.00	Inv Number	08200020	ALLIANCE PLUMBING	13615	FIRE PRITCH-REPAIRS & SERVICE	Details
D0000007	04/01/2024	450.00		08200007	AAARUBBISH	12900	BUILDING REPAIRS	Building Repairs
D0000006	04/01/2024	259.00	1454545212	08200009	ABLE TREE SERVICES	13010	CARETAKER	Hedging
D0000004	01/12/2023	100.00		08200003	AUSTRALIAN TAXATION OFFICE	12105	ACCOUNTING	Testing
D0000003	10/12/2023	575.00	3334	08200124	GLASS NOWI	12900	BUILDING REPAIRS	Front Window
D0000002	10/10/2023	200.00	1447	08200007	AAARUBBISH	13905	GARDEN & GROUNDS	November 23
D0000001	01/12/2023	150.00	45447878	08200006	A CLEAN SCENE	13105	CLEANING	Foyer Cleaning
D0000005	30/11/2023	1,500.00	454654	08200009	ABLE TREE SERVICES	13905	GARDEN & GROUNDS	Tree Trimming
D0000004	01/11/2023	230.00	454654	08200009	ABLE TREE SERVICES	13905	GARDEN & GROUNDS	Tree Trimming
D0000003	01/10/2023	-150.00	5454	08200009	ABLE TREE SERVICES	13905	GARDEN & GROUNDS	Garden & Grounds
D0000002	01/10/2023	250.00	5454	08200009	ABLE TREE SERVICES	13905	GARDEN & GROUNDS	Hedging
D0000001	01/10/2023	100.00	123152	08200007	AAARUBBISH	12105	ACCOUNTING	Rubbish Sept

123456 LANAS LUXURY RESORT KEEP Total: 259.00 Outstanding: 259.00 EFT

08200009 ABLE TREE SERVICES

Invoice Number	Date	Work Order	Hub	BPAY CRN	Reference	Description	Expense Account	Amount	Paid Amount	Hold
1454545212	04/01/2024				D0000006	Hedging	13010 CARETAKER	259.00	0.00	<input checked="" type="checkbox"/>

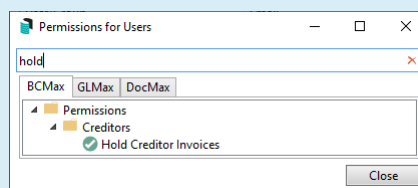
Tag Paid Invoices Hold All Unhold All

View Creditor Contact Load/Edit/Delete Search Save Search Save Search As Close

## Search Creditor Invoice Items | Move Creditor Invoice off Hold / OK to Pay

*Creditor Invoices* can be removed from *Hold* and made available for payment with a single button click from **Search Creditor Invoice Items**.

Please note that the *Hold* tick box is controlled by a permission in **Security Setup** called 'Hold Creditor Invoices'.



1. Search or select **Search Creditor Invoice Items**.
2. Locate the Creditor Invoice record by adjusting the Fields as required.
3. Click *Refresh* if changes to Fields are made.  
**Tip:** Create a Saved Search for On Hold Creditors.
4. Click on the Creditor Invoice record to list any Creditor Invoices for the Creditor Account in the lower half of the screen. Click 'Hold' to remove the tick so that the *Creditor Invoice* is removed from *Hold* ready for the payment process.
  - If you need all Creditor Invoices for this particular Creditor Account in the building to be on Hold or off Hold, click on the 'Hold All' and 'Unhold All' to collectively set the status.
  - If the Building is configured for Invoice Hub approval, the *On Hold* will not be able to be adjusted until the Invoice has been approved via the Invoice Hub. Refer to the Hub field.

## Search Creditor Invoice Items | Change Transaction Code

This section covers how to change the expense code of creditor invoices. A permission in **Security Setup** called 'Change Transaction Code'.

Please be aware that the system automatically enters the last code that was used in the 'Change To' field for ease of use, so that changing multiple codes can be done more quickly.

1. Search or select **Search Creditor Invoice Items**.
2. Locate and select the creditor invoice by adjusting the fields as required, then clicking **Refresh**.
3. In the bottom section of the screen, in the 'Change To' field, start typing the name of the expense code you'd like to change this transaction to, and the 'Account Code List' window will appear where you can continue typing the name.
  - Please be aware that the system automatically enters the last code that was used in the 'Change To' field for ease of use so that changing multiple codes can be done more quickly. Simply remove the existing code if you need to select a different code.

4. Select the code you'd like to change this transaction to and click **OK**, which will take you back to the 'Search Creditor Invoice Items' screen.

Account Code List - CRAIG KEEP 56656

insurance

Master Chart

Code	Name	YTD Balance	Budget
1031	INSURANCE LEVY DISCOUNT		

Code	Name	YTD Balance	Budget
14305	INSURANCE - EXCESS		
14310	INSURANCE - PREMIUM		
14315	INSURANCE - PREMIUM STAMP DUTY		
14320	INSURANCE VALUATION	2,000.00	0.00

Count: 5

OK Cancel

- The 'Change To' field will now have the new code in it, so click the *Change Code* button, then *Yes* to the confirmation.

Search Creditor Invoice Items - CRAIG KEEP 56656

Refresh Export Advanced

Field Condition Value

Current Building

Invoice Date

Is on or after

Specific Dates

42 records displayed

Reference	Invoice Date	Invoice Amount	Invoice Number	Creditor Code	Creditor Name	Expense Code	Expense Name	Details	Paid Date	Paid	On Hold	B
D0000002	15/01/2021	1,000.00	1337	08200001	SUNDREY CREDITORS	14320	INSURANCE VALUATION	Caveaster	02/02/2021	✓		56
D0000001	25/01/2021	100.00	5131	08200007	PARIS KINNISON	12900	BUILDING REPAIRS	Accounting	15/05/2023	✓		56

Change Transaction Code

56656 CRAIG K

Change Transaction Code for D0000002 from 14320 to 14310?

Number: 1337

den: EFT Reference

Amount Paid Amount Hold

1,000.00 0.00

Change To 14310 INSURANCE - PREMIUM

Change Code

Tag Paid Invoices Hold All Unhold All

View Creditor Contact Load/Edit/Delete Search Save Search Save Search As Close

- The new code will be reflected immediately for the transaction.

## Search Creditor Invoice Items | Edit Description

In order for this function to be available, the permission called 'Transaction entry edit reverse' under the 'Data Entry' category, must be set to 'Allow' in *Security Setup*.

Permissions For

Name Administrators

BCMax GLMax DocMax

Permissions

Data Entry

Transaction entry edit reverse

transaction entry edit

Filter

Close

- Search or select *Search Creditor Invoice Items*.
- Locate and select the creditor invoice by adjusting the fields as required, then clicking *Refresh*.
- In the bottom section of the screen, click the *Edit Description* button (small pencil button under the 'Description' header).

Search Creditor Invoice

Refresh Export

Field

Current Building

Invoice Date

Dates

14 records displayed

Reference	Invoice Date	Invoice Amount	Invoice Number	Creditor Code	Creditor Name	Expense Code	Expense Name	Details
D0000014	02/04/2023	500.00	012	ABC Painting Co		15810	PAINTING - INTERNAL	Painting - Internal

300621 STRATA

Total: 500.00 Outstanding: 500.00

EFT

08200012 ABC Paint

Invoice Number

98765

3

Description

Expense Account

15810 PAINTING - INTERI

Amount

500.00

Paid Amount

0.00

Hold

Edit Description

Tag Paid Invoices Hold All Unhold All

View Creditor Contact Load/Edit/Delete Search Save Search Save Search As Close

4. The 'Change Description' window will appear, and the *Description* field can be edited.  
Click *Save* when done.
  - The 'Change Description' window will close, and the change can be observed immediately.

## Search Creditor Invoice Items | Edit Invoice Number

This section covers how to edit the invoice number of creditor invoices. This can also be done in the [Global Transactions](#) and [Local Transactions](#) screens.

1. Search or select [Search Creditor Invoice Items](#), [Global Transactions](#), or [Local Transactions](#).
2. Locate and select the creditor invoice by adjusting the fields as required, then clicking *Refresh*.
  - If you are using the [Global Transactions](#) or [Local Transactions](#) screens, you will need to click the *Details* button to display the 'Transaction Details' window.
3. When the transaction details of the transaction are displayed, click the *Edit Invoice Number* button (small pencil button next to the 'Invoice Number').

4. The 'Change Invoice Number' window will appear, and the *Invoice Number* field can be edited. Click *Save* when done.
  - The 'Change Invoice Number' window will close, and the change can be observed immediately.

## Search Creditor Invoice Items | Edit Tax Code

This section covers how to edit the tax code on individual transactions that may be in the current or prior period, or the Old Year. This can also be done in the [Search Creditor Invoice Items](#) or [Local Transactions](#) screen.

Tax code changes, for the current period, can also be edited in the [Business Activity Statement](#).

1. Search or select [Local Transactions](#) or [Search Creditor Invoice Items](#).
2. Locate and select the Income / Expense code for the tax code adjustment by adjusting the fields as required, then clicking *Refresh*.
  - If you are using the [Local Transactions](#) screen, you will need to click the *Details* button to display the 'Transaction Details' window.
3. When the transaction details of the transaction are displayed, click the *Edit Tax Code* button (small pencil button next to the 'Invoice Number').

The screenshot shows the 'Transaction Details' window for a transaction with reference D0008859 and description 'June Mgt Fee'. The total amount is 1,681.17. A 'Change Tax Code' dialog is open, showing the current tax code 'Not Included in BAS' and the new tax code 'GST on Expenses'. The dialog also shows the posting date as 30/05/2024 and the amount as 1,681.17.

4. The 'Change Tax Code' window will appear, and the Tax Code field can be edited. Click *Save* when done to process the adjustment transactions.
  - The 'Change Tax Code' window will close, and the updated tax code can be observed immediately.
5. Close the Transaction Details window and select *Refresh* to show the adjusted transactions.

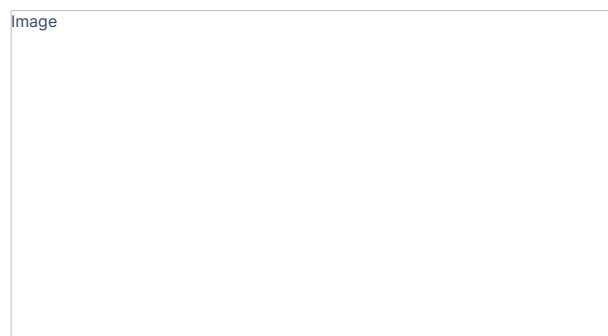
The adjusting GST transactions will be dated the original Posting Date, this can be amended if required prior to saving.

The Change Tax Code process can be changed on the following:

- Receipts not posted to a debtor.
- Journals with tax code *Not Included on BAS* (excludes GST, Brought Forward, Opening Balance and where the chart of accounts tax code is not 'Not Included on BAS' including Generated Levies Billed Not Due, Generated Levies Paid In Advance, Account Type is not Equity, Other or Surplus/Deficit or Account Default Tax Code is not any of Not Included on
- The building is registered for GST.
- Transaction reference starts with MA, F, C, B, R or J.
- BAS, PAYG Withholding (Wages), PAYG Instalment or PAYG Withholding (No ABN).

This is to assist where GST is activated after transactions have been recorded.

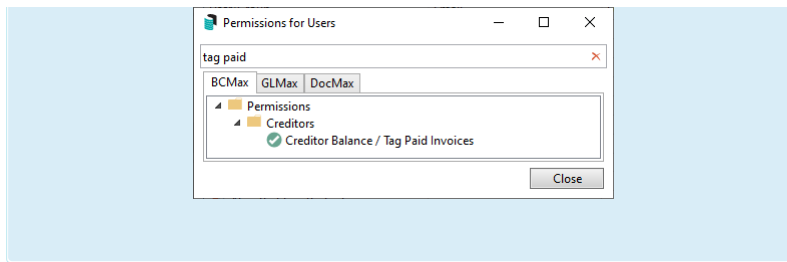
For example, the tax code for receipts posted to non debtor accounts can now be changed.



## Search Creditor Invoice Items | Tag Paid Invoices

If there is a Creditor Invoice that is on Hold and not paid that matches a Credit Note entered, the Creditor Invoice can be tagged as paid. Once tagged as paid, the Creditor Invoices will no longer display in any Unpaid Invoice searches or reports.

Please note that the button *Tag Paid Invoices* is controlled by a permission in [Security Setup](#) called 'Creditor Balance / Tag Paid Invoices'.



1. Search or select **Search Creditor Invoice Items**.
2. Locate the Building/Creditor record by adjusting the Fields as required.  
**Tip:** Click *Refresh* if changes to Fields are made. Or use a Saved Search for On Hold .
3. Select the Creditor Code and view the details in the grid in the lower half of the screen.
4. Untag to remove from Hold any Creditor Invoices which match the Credit Note balance.
5. Click *Tag Paid Invoices* to view all available unpaid Creditor Invoices for the selected Creditor code.
6. Tag/tick the Credit Note and Creditor Invoice, the *Difference* must equal 0.00 to be able to click *Save*.

Search Creditor Invoice Items - STRATAMAX ONLINE HELP - KEEP 2024

Refresh Export Advanced Saved Search: All On Hold Invoices

Field Condition Value

Invoice Date is on or after Specific Dates

On Hold is equal to Yes No

Creditor Name contains

12 records displayed

Reference	Invoice Date	Invoice Amount	Invoice Number	Creditor Code	Creditor Name	Expense Code	Expense Name	Details
D0000002	08/01/2024	10.00	651	08200020	ALLIANCE PLUMBING	13905	GARDEN & GROUNDS	Garden & Grounds
D0000001	01/01/2024	10.00	Inv Number	08200020	ALLIANCE PLUMBING	13615	FIRE PRCTN-REPAIRS & SERVICIN	Details
D0000007	04/01/2024	450.00		08200007	AAARUBBISH	12900	BUILDING REPAIRS	Building Repairs
D0000006	04/01/2024	259.00	1454545212	08200009	ABLE TREE SERVICES	13010	CARETAKER	Hedging
D0000004	01/12/2023	100.00		08200003	AUSTRALIAN TAXATION OFFICE	12105	ACCOUNTING	Testing
D0000003	10/12/2023	575.00	3334	08200124	GLASS NOW	12900	BUILDING REPAIRS	Front Window
D0000002	10/12/2023	200.00	1447	08200007	AAARUBBISH	13905	GARDEN & GROUNDS	November 23
D0000001	01/10/2023	150.00	45447878	08200006	A CLEAN SCENE	13105	CLEANING	Foyer Cleaning
D0000005	30/11/2023	1,500.00	454654	08200009	ABLE TREE SERVICES	13905	GARDEN & GROUNDS	Tree Trimming
D0000004	01/11/2023	330.00	454654	08200009	ABLE TREE SERVICES	13905	GARDEN & GROUNDS	Tree Trimming
D0000003	01/10/2023	150.00	5454	08200009	ABLE TREE SERVICES	13905	GARDEN & GROUNDS	Garden & Grounds
D0000001	01/10/2023	100.00	123152	08200007	AAARUBBISH	12105	ACCOUNTING	Rubbish Sept

123456 LANAS LUXURY RESORT KEEP Total: 100.00 Outstanding: 0.00 Paid

08200007 AAARUBBISH

Invoice Number	Date	Work Order	Hub	BPAY CRN	Reference	Description	Expense Account	Amount	Paid Amount
123152	01/10/2023				D0000001	Rubbish Sept	12105 ACCOUNTING	100.00	100.00

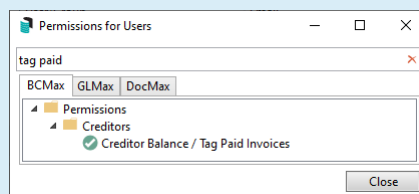
Tag Paid Invoices

View Creditor Contact Load/Edit/Delete Search Save Search Save Search As Close

## Search Creditor Invoice Items | Tag Paid Invoices - Convert Journal Balances to Invoices

Use *Tag Paid Invoice* to correct Balances journalled to creditor accounts. This tool will convert a journal to a *Creditor Invoice* as these are the only types of transactions available for making a creditor invoice. An example includes an ATO adjustment, which has been entered via a journal, totalling the correct balance but not all invoices. If the creditor is set to be paid by BPay, the CRN number will be entered using the process outlined below.

Please note that the button *Tag Paid Invoices* is controlled by a permission in **Security Setup** called 'Creditor Balance / Tag Paid Invoices'.



1. Search or select **Search Creditor Invoice Items**.
2. Locate the Building/Creditor record by adjusting the Fields as required.  
◦ **Tip:** Click *Refresh* if changes to Fields are made. Or use a Saved Search for On Hold.
3. Select the Creditor account and view the details in the grid in the lower half of the screen.



Refresh Export Advanced

Field Condition Value

Current Building Renee Building KEEP

Master Chart Code 08200003

Creditor Name AUSTRALIAN TAXATION OFFICE

Has Balance or Issues is equal to Yes No

Status is not any of Banned

4 records displayed

Building Number	Building Name	Creditor Code	Creditor Name	Balance	Invoice Total	Credit Note Total	On Hold Total	Status	Acc
5656	Renee Building KEEP	08200003	AUSTRALIAN TAXATION OFFICE	-100.00	0.00	0.00	0.00	None	
5656	Renee Building KEEP	08200019	ALYNIA ENERGY	325.50	325.50	0.00	325.50	None	
5656	Renee Building KEEP	08201000	ABC Strata	1,000.00	1,000.00	0.00	0.00	None	

5656 Renee Building KEEP Balance: -100.00 Invoice total: 0.00 Credit Note total: 0.00

08200003 AUSTRALIAN TAXATION OFFICE

Invoice Number Date Work Order Hub BRAY CRN Reference Description Expense Account Amount Paid Amount

Tag Paid Invoices

View Creditor Contact Invoice Activity Report Aged Balances Load/Edits/Delete Search Save Search Save Search As Close

4. Select *Tag Paid Invoices*.
5. The lower half of the screen will have 'Convert journal balances to invoices', ensuring that the date is the current year.
6. Click *Add*.
7. Enter the details into the fields for the *Creditor Invoice* to be created.
8. Click *Save*.

Creditor Balance / Tag Paid Invoices - Renee Building KEEP 5656

Creditor Code 08200003 Balance: -100.00 Invoices: 0.00

Creditor Name AUSTRALIAN TAXATION OFFICE Credit Notes: -100.00

Reference Invoice Date Invoice Number Invoice Hub Description Outstanding

Convert journal balances to invoices

Invoice Date Description Expense Account Amount

Invoice Date 13/10/2025

Description ASD Credit

More info Credit for an Adjustment made

Expense Account 1250 AUDITERS - AUDIT SERVICES

Amount -100.00

Add

Save Close

9. Click *Refresh* to see the newly created invoice in the top part of the window. If this creditor is set for BPay, click the pencil icon on the new invoice and enter the CRN. Click *Save*.
  - Tip: Select the drop down arrow to select the previously used CRN number.

Refresh Export Advanced Saved Search: Basic Creditor Search

Field Condition Value

Invoice Date is on or before Specific Dates

Creditor Code is equal to 08200003 AUSTRALIAN TAXATION OFFICE

Current Building

4 records displayed

Building Number	Building Name	Reference	Invoice Date	Invoice Amount	Invoice Number	Creditor Code	Creditor Name	Expense Code	Expense Name
00000024		13/03/2025	9,430.12		08200003	AUSTRALIAN TAXATION OFFICE	061000	GST CLEAN	
00000025		13/03/2025	2,065.88		08200003	AUSTRALIAN TAXATION OFFICE	061000	GST CLEAN	
00000029		28/02/2025	8,500.00	Dec 24 BAS	08200003	AUSTRALIAN TAXATION OFFICE	061004	GST HANDOVER	
00000037		01/08/2024	150.00		08200003	AUSTRALIAN TAXATION OFFICE	061004	GST HANDOVER	

Total: 150.00 Outstanding: 150.00

08200003 AUSTRALIAN TAXATION OFFICE Invoice Number: Work Order: BRAY CRN

Date: 01/08/2024

Reference Description More Information Expense Account Tax Code Not Included In BAS Amount Paid Amount Hold

00000037 BAS Adjustment 061004 GST HANDOVER 150.00

Tag Paid Invoices Hold All Unhold All

Edit Creditor Creditor Contact Print Load/Edits/Delete Search Save Search Save Search As Close

## Search Creditor Invoice Items | Saved Searches

'Saved Searches' are designed for convenience so that you can save a selection of fields, columns, and a specific sort order so that it can be loaded later. There is also a tool to assist with quick-finding fields of text information. Use the top right corner and enter text into this field to search. Click *Find First* or *Find Next* to locate results.

'Saved Searches' can also be set as the 'default' search for the selected screen. This means that the selection of fields, columns, and specific sort order will be the one chosen whenever the menu

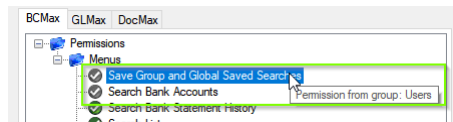
screen/icon is selected.

'Saved Searches' can be saved for the current user, globally (accessible to all users), or for a specific user group.

If a Saved Search is loaded/opened this will be noted at the top of the search screen.

## Saved Searches | Security Setup Permissions

A security permission will either allow or deny individual *Users* or *User Groups* access to create or delete a search. The permission is called 'Save Group and Saved Searches' under the 'Menus' category in [Security Setup](#). You can also type the word 'Search' into the filter field and click the *Filter* button to see the permission.



If the *User* or *User Group* do not have the permission set to 'Allow' then the ability to save a search for all users or a user group will be inactive.

## Saved Searches | Set up a new Saved Search

1. Configure the required fields and click the *Refresh* button to display the required data.
  - Optionally click the *Advance* button to also configure the displayed columns, and specific sort order.
2. Click the *Refresh* button to display the data.
3. Click the *Save Search As* button, and the 'Save Search' window will appear.
4. Enter a 'Name'.
5. Select one of the three radio buttons, depending on your requirement:
  - *Available to current user only* will save the search for the current user only.
  - *Available to users in security group* will save the search for the *User Group* selected from the drop-down (this radio button is only available if you have the right permission, and the *User Groups* available in this list are limited to the *User Groups* that you are a member of).
  - *Available to all users* will save the search for all StrataMax users (this radio button is only available if you have the right permission).
6. Optionally tick the *Save as default* box to load this 'Saved Search' whenever the menu screen/icon is opened.

## Saved Searches | Load or Delete a Saved Search

1. At the bottom of the screen, click the *Load/Delete Search* button.
2. In the 'Load Search' window, click the blue *Load* button to load the *Saved Search*, or click the red cross button to delete the *Saved Search*.
3. If you click the *Load* button, the 'Load Search' window will disappear, and the screen will refresh automatically and load the *Saved Search* data.

4. If you click the *Delete* button, a confirmation pop-up will appear; Click *Yes* to confirm the deletion.

When a Saved Search is loaded/opened, the Saved Search name will be noted at the top of the search screen.

## Saved Searches | Edit a Saved Search

1. If the *Saved Search* you want to edit has been set as the default search, it should be on screen already, and you can proceed to the next step. Otherwise click the *Load/Delete Search* button.
2. In the 'Load Search' window, click the blue *Load* button.
3. Now make any changes required to the required fields, and optionally click the *Advance* button to also configure the displayed columns, and specific sort order.
4. Click the *Refresh* button to display and check the data.
5. Click the *Save Search* button to save the applied changes.

## Saved Searches | Add To My Dashboard

There is the option to add certain searches to your own *Dashboard*. This is limited to your own *Dashboard* only (you cannot add it to the *Dashboard* of another user or group), and only available in these specific 'Search' screens:

- [Search Office Bearers](#)
- [Search Bank Accounts](#)
- [Search Creditor Invoice Items](#)
- [Search Work Orders](#)
- [Search Quotes](#)
- [Search Building](#)
- [Search Inspections](#)
- [Search Levies](#)
- [Management Fees Report](#)

1. Follow the steps to set up a new Saved Search, or edit a Saved Search (see the two relevant sections above).
2. In the 'Save Search' window, click the *Add To My Dashboard* button.

The screenshot shows a 'Save Search' dialog box. It has a title bar with a question mark icon. The 'Name' field is 'Creditor Transactions'. There are two radio buttons: 'Available to current user only' and 'Available to users in a security group' (which is selected). Below these is a 'Search Screens' dropdown menu. There are also checkboxes for 'Available to all users' and 'Save as default'. At the bottom, there is a blue button labeled 'Add To My Dashboard' with a red circle and the number 2 next to it. To the right of this button are 'Save' and 'Close' buttons.

3. The 'Dashboard Configuration' window will then appear.
4. The *Report* drop-down menu cannot be changed from 'Saved Search'.
5. The *Display Title* can be changed to whatever is required.
6. Choose the *Display Type* that is preferred. See [Display Types](#) for more information.
7. Tick *Show On Desktop* if preferred.
8. Depending on which *Display Type* was chosen, the fields for the different number values will change. Observe the *Preview* to assist with picking the right number values suited to the *Display Type*.
9. Click the *Save* button.
10. Back in the 'Save Search' screen, there are now buttons to *Edit Dashboard* and *Delete Dashboard*.
11. Click the *Close* buttons on any remaining screens.

## Export and Print

Each search can be exported to Excel or produced as a PDF-style report, and the column display for these reports will be included.

- **Export** - If there are more than 1000 results, Check the *Advanced* tab / Advanced area to report the maximum. Click Export for an Excel report.
- **Print** - Check the cogwheel from the Report Distribution screen to change fonts and set the letterhead style. This print style will produce the report based on the column width. Click Print for a PDF-style report.

Refresh Export Advanced Saved Search: Creditor Transactions

Field Condition Value

Current Building is equal to Yes No

On Hold is equal to

Contractor Industry is equal to

218 records displayed

Building	Building Name	Reference	Paid Date	Paid	On Hold	Invoice Date	Invoice Amount	Invoice Number	Contractor Industry	Creditor Code	Creditor Name	Expense Code	Expense
		00000164	30/07/2024	✓		30/07/2024	39.86			08200002		15020	MANAGE
		00000163	30/07/2024	✓		30/07/2024	66.00			08200002		14805	LEGAL S
		00000162	26/07/2024	✓		18/07/2024	2,654.65	3877987		08200192		14315	INSURAN
		00000161	26/07/2024	✓		18/07/2024	32,548.66	3877987		08200192		14310	INSURAN
		00000160	30/07/2024	✓		11/07/2024	176.00	12055	Accountant	08200302		12710	AUDITOR
		00000159	30/07/2024	✓		22/07/2024	957.00	148		08200663		24810	LEGAL SE
		00000158	05/06/2024	✓		18/07/2024	5,347.00	1403	Gardener	08200683		13905	GARDEN
		00000157	05/06/2024	✓		18/07/2024	1,606.00	1004	Gardener	08200683		14455	IRRIGAT
		00000156	24/07/2024	✓		17/07/2024	148.30	1636	Handyman	08200541		13950	GENERAL

Edit Creditor View Creditor Contact Print Load/Edit/Delete Search Save Search Save Search As Close

## Examples of Searches for Dashboard

The below are some examples of saved searches that can be used as a dashboard to either prompt based on particular dates or to provide quick access to information & reporting. Examples are reliant on fields being populated with data and information as part of your processes and your particular setup of Restrict To, Display Columns and Sort Order may vary to suit your requirements.

### Last AGM where minutes have not been sent (Search Buildings)

Restrict To:

Field	Condition	Value
Building Name	starts with	
AGM Last Meeting Date/Time	is on or before	<input type="checkbox"/> Specific Dates 2 weeks in the past
AGM Last Meeting Minutes Sent	is empty	

Displayed Columns:

Displayed Columns

Building Number
Building Name
Account Manager
AGM Last Meeting Date/Time
AGM Last Meeting Minutes Sent

### Assigned Team Members (Search Buildings)

Restrict To: No requirements however you may filter by Account Manager for example

Displayed Columns:

Displayed Columns

Building Number
Building Name
Account Manager
Account Manager Assistant Name
Strata Finance Manager Name
Asset Manager Name

### Term Deposits maturing in next 30 days where no instruction has been provided (Search Bank Accounts)

Restrict To:

Field	Condition	Value
Building Number	is equal to	
Status	is not equal to	Removed
Account Code	is not equal to	012 - CASH AT BANK
TD Maturity Date	is in the next 30 days	
TD Renewal Instruction	is empty	

Displayed Columns:

Displayed Columns
Bank
Account Number
Building Number
Building Name
Account Manager
Bank Account Name
TD Maturity Date
TD Interest Rate
TD Start Date
TD Renewal Instruction

### Creditor Invoices Awaiting Invoice Hub Approval & dated more than 1 month in the past (Search Creditor Invoice Items)

Restrict To:

Field	Condition	Value
Invoice Hub Status	is equal to	Uploaded
Invoice Date	is on or before	<input type="checkbox"/> Specific Dates <input type="checkbox"/> 1 Month in the past

Displayed Columns:

Displayed Columns
Building Number
Building Name
Reference
Invoice Date
Invoice Amount
Invoice Number
Invoice Hub Status
Creditor Code
Creditor Name
Expense Code
Expense Name

### Creditor Invoices on hold & dated more than 1 month in the past (Search Creditor Invoice Items)

Restrict To:

Field	Condition	Value
Invoice Date	is on or after	<input type="checkbox"/> Specific Dates <input type="checkbox"/> 1 Month in the past
On Hold	is equal to	<input checked="" type="radio"/> Yes <input type="radio"/> No

Displayed Columns:

Displayed Columns
Building Number
Building Name
Reference
Invoice Date
Invoice Amount
Invoice Number
On Hold
Invoice Hub Status
Creditor Code
Creditor Name
Expense Code

### Inspections due in next 30 days (Search Inspections)

Restrict To: setting the category to specific values allows dashboards specific to inspection types.

Field	Condition	Value
Category	is equal to	Sinking Fund Forecast
Next Due	is in the next 30 days	

Displayed Columns:

#### Displayed Columns

Building Number  
Building Name  
Category  
Period  
Next Due  
Last Due  
Inspected By Code  
Inspected By Name  
Result  
Result Rating

## Identify Creditors with no Compliance Code that have had recent activity

Restrict To:

Field	Condition	Value
Compliance Short Name	is empty	
Last Activity	is in the last 7 days	

Displayed Columns:

#### Displayed Columns

Building Name  
Building Number  
Creditor Code  
Creditor Name  
Balance  
On Hold Total  
Compliance Short Name  
Compliance Long Name

## Analysing Expenditure by Contractor Industry or Expense

The **Search Creditor Invoice Items** allows data from the building or across the portfolio to be exported to excel based on columns and date ranges you configure. This data along with tools in excel can be useful for analysing expenditure and producing reports for internal and external use.

1. Search or select **Search Creditor Invoice Items**.
2. Configure the search based on your requirements using the 'Fields'. The example below is based on exporting information for a building for the date range of 01/08/2021 to 31/07/2023.
3. Click the 'Columns' tab and ensure any required columns are added. In the example below the 'Contractor Industry' column has been added.
4. Click the 'Advanced' tab and change the maximum number to 'Unlimited' (note that Excel may restrict the number of lines available to report).
5. Click the *Refresh* button to display the results.
6. Click the *Export* button.
7. Use Excel functions such as Pivot Tables and Charts to present data in suitable ways based on your requirements. [See this Microsoft Office website article](#) for instructions regarding Pivot Charts.

Creditor Invoice Items

Refresh

Export

Advanced

Restrict To

Field

Condition

Value

Columns

Current Building

Sort Order

Invoice Date

is in the range

☒ Specific Dates

01/08/2021

to

31/07/2023

Advanced

145 records displayed

Reference	Invoice Date	Invoice Amount	Invoice Number	Creditor Code	Creditor Name	Expense Code	Expense Name
D0000332	20/06/2023	365.00	7684	08200176		15018	
D0000331	03/07/2023	6.60		08200002		12315	
D0000330	03/07/2023	527.70		08200002		12730	
D0000329	21/06/2023	638.18	0132	08200016		17030	
D0000328	28/06/2023	66.00		08200002		12795	
D0000327	28/06/2023	30.00		08200002		12710	
D0000326	09/06/2023	365.00	7507	08200176		15018	
D0000325	01/06/2023	6.60		08200002		12315	
D0000324	01/06/2023	527.70		08200002		12730	
D0000323	30/05/2023	60.00		08200002		12710	
D0000322	01/05/2023	66.00		08200002		12795	
D0000321	28/02/2023	66.00		08200002		12795	
D0000320	27/04/2023	7,700.00	21577	08200762		12500	
D0000319	01/05/2023	6.60		08200002		12315	
D0000318	01/05/2023	527.70		08200002		12730	
D0000317	30/04/2023	30.00		08200002		12710	
D0000316	28/04/2023	365.00	7321	08200176		15018	
D0000315	20/04/2023	822.96	0131	08200016		17030	
D0000314	19/04/2023	365.00	7178	08200176		15018	
D0000313	03/04/2023	6.60		08200002		12315	
D0000312	03/04/2023	527.70		08200002		12730	
D0000311	30/03/2023	120.00		08200002		12710	
D0000310	17/03/2023	291.50	38164	08200049		16010	

Load/Delete Search

Save Search

Save Search As

Close

Example using Pivot Tables and Charts:

