

# Search Creditor Invoice Items

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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.

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## 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

Expense Code is any of

Master Chart Code is any of

54 records displayed Find First Find Next

Building Number	Building Name	Reference	Invoice Date	Invoice Amount	Invoice Number	Paid Date	Creditor Code	Creditor Name	Expense
2024		08200012					ABC Painting Co		15810
2024		08200012					ABC Painting Co		13010
2024		08200012					ABC Painting Co		15805
2024		08200012					ABC Painting Co		15805
2024		08200012					ABC Painting Co		15805
2024		08200012					ABC Painting Co		15805
2024		08200012					ABC Painting Co		23010
2024		08200012					ABC Painting Co		23005
2024		08200012					ABC Painting Co		23005
2024		08200012					ABC Painting Co		15805

Account Code List - STRATAMAX ONLINE HELP KEEP 300621

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Code	Name	YTD Balance	Budget
131125	MANAGEMENT FEES - ARCHIVE FEES	0.00	0.00
15005	MANAGEMENT FEES	0.00	0.00
15010	MANAGEMENT FEES - ADDITIONAL	0.00	0.00
15015	MANAGEMENT FEES - DISBURSEMENT	0.00	0.00
17025	UTILITIES - WASTE MANAGEMENT	0.00	0.00

Count: 5 OK Cancel

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

Sort Order  Invoice Date is in the range  Specific Dates  to

Advanced  Creditor Code is any of

Creditor Name contains

Invoice Amount is equal to

Invoice Number starts with

Paid is equal to  Yes  No

65 records displayed  Find First Find Next

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 - ARCHI
300621	STRATAMAX ONLINE HELP KEEP	155.00	30/09/2022	D0000012		15010	F0000003	MANAGEMENT FEES - ADDIT
300621	STRATAMAX ONLINE HELP KEEP	100.00	30/09/2022	D0000011		15005	F0000003	MANAGEMENT FEES
300621	STRATAMAX ONLINE HELP KEEP	100.00	31/08/2022	D0000010		15015	F0000003	MANAGEMENT FEES - DISBU
300621	STRATAMAX ONLINE HELP KEEP	155.00	31/08/2022	D0000009		15010	F0000003	MANAGEMENT FEES - ADDIT
300621	STRATAMAX ONLINE HELP KEEP	155.00	31/08/2022	D0000008		15010	F0000003	MANAGEMENT FEES - ADDIT

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

08200012 ABC Painting Co Invoice Number: 98765

Date: 02/04/2024 Work Order: BPAY CRN:

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

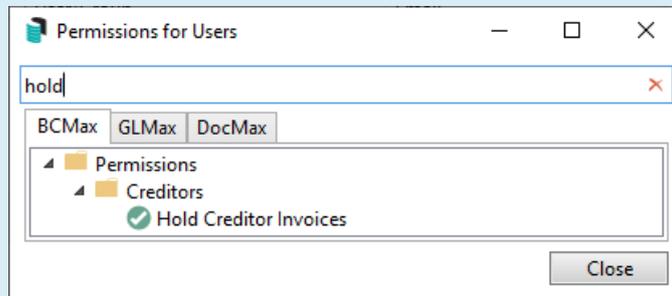
The *View Creditor Contact* button will become active once a transaction is selected in the list of results. Clicking the button will open the 'Contact Details' screen where the creditor's contact details can be managed.

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

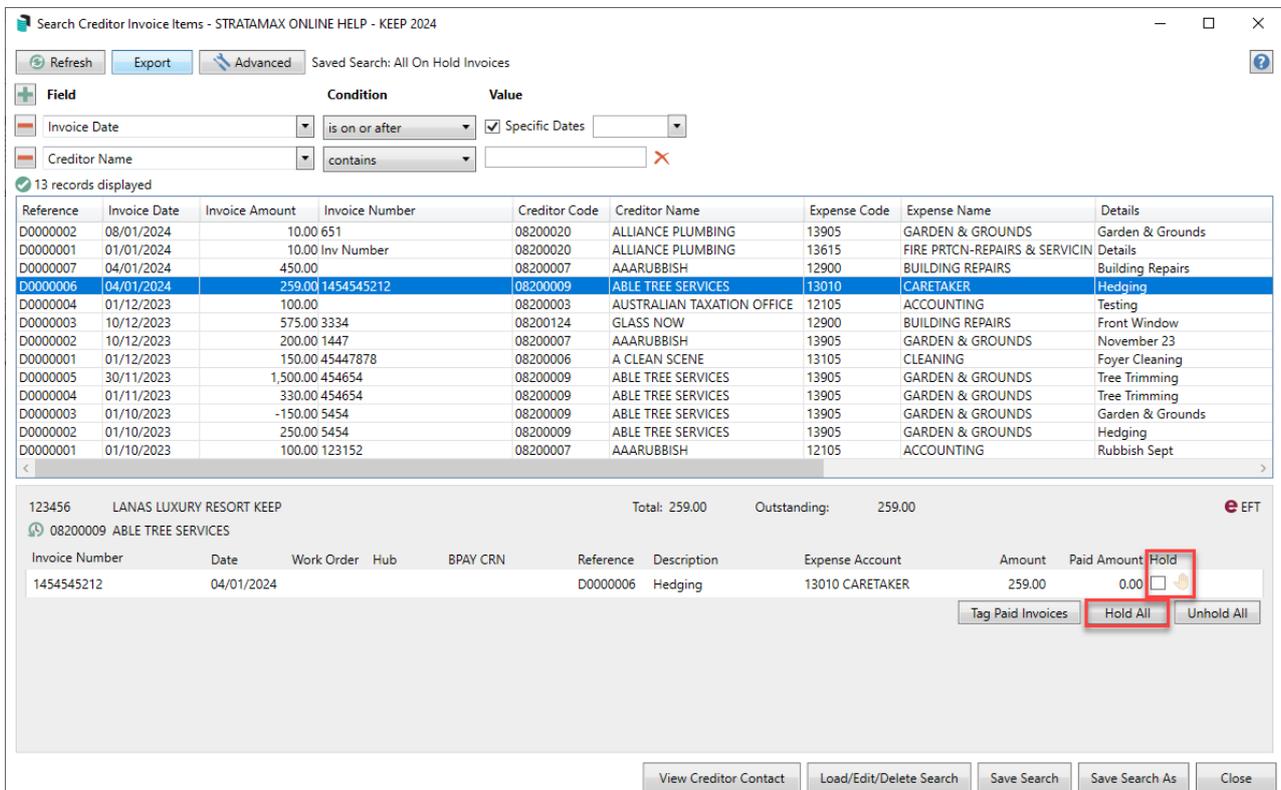
To place an invoice on hold or take it off hold, locate the invoice in *Search Creditor Invoices Items* and

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	<input checked="" type="checkbox"/> 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 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	01/12/2023	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	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
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 type="checkbox"/>

Tag Paid Invoices Hold All Unhold All

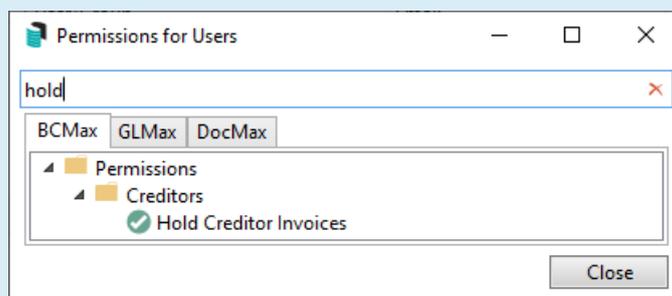
View Creditor Contact Load/Edit/Delete Search Save Search Save Search As Close

**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 - KEEP 9314

Refresh Export Advanced

Field Condition Value

Current Building

Invoice Date is on or after Specific Dates

22 records displayed

Creditor Code	Creditor Name	Expense Code	Expense Name	Details	Paid Date	Paid	On Hold	Building Number	Building Name
08200233	SILVIOS ELECTRICAL PTY LTD	13630	FIRE ANNUAL AUDIT & INSPECTI	Renee Test TASK 1		<input type="checkbox"/>	<input type="checkbox"/>	9314	
08200017	AGJ PEST MANAGEMENT PTY LTD	13905	GARDEN & GROUNDS	Renee TEST CRED INV2	27/02/2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9314	
08200016	ADVANCED BUILDING QLD PTY LT	12900	BUILDING REPAIRS	Renee Test Cred INV		<input type="checkbox"/>	<input checked="" type="checkbox"/>	9314	
08200188	PANE FULLY CLEAR WINDOWS	13905	GARDEN & GROUNDS	Renee Test 3	19/02/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9314	
08200188	PANE FULLY CLEAR WINDOWS	12900	BUILDING REPAIRS	Renee Test 2	19/02/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9314	
08200188	PANE FULLY CLEAR WINDOWS	13620	FIRE EVACUATION PLAN	Renee Test 1	19/02/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9314	
08200134	GUTTER KNIGHT	13630	FIRE ANNUAL AUDIT & INSPECTI	Fire Annual Audit &	19/02/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9314	
08200022	ALLIANCE PLUMBING	12105	ACCOUNTING	Accounting	16/02/2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9314	
08201002	Renee Test Creditor	13405	ELECTRICAL REPAIRS	Electrical Repairs	14/02/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9314	
08201001	Renee Creditor	14805	LIFT MAINTENANCE	Lift Maintenance	14/02/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9314	
08201001	Renee Creditor	14310	INSURANCE - PREMIUM	Insurance - Premium	14/02/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	9314	
08200007	24 SEVEN MASTER LOCKSMITHS	13905	GARDEN & GROUNDS	Renee Testing 99		<input type="checkbox"/>	<input checked="" type="checkbox"/>	9314	
08200022	ALLIANCE PLUMBING	13615	FIRE PRTCN-REPAIRS & SERVICIN	Renee Test		<input type="checkbox"/>	<input checked="" type="checkbox"/>	9314	
08200022	ALLIANCE PLUMBING	13615	FIRE PRTCN-REPAIRS & SERVICIN	Renee Test	05/02/2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9314	
08200022	ALLIANCE PLUMBING	13615	FIRE PRTCN-REPAIRS & SERVICIN	Renee Test	05/02/2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9314	
08200134	GUTTER KNIGHT	13405	ELECTRICAL REPAIRS	Electrical Repairs	01/02/2024	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9314	

9314 HONOLULU - KEEP Total: 770.00 Outstanding: 770.00

08200016 ADVANCED BUILDING QLD PTY LTD

Invoice Number	Date	Work Order	Hub	BPAY CRN	Reference	Description	Expense Account	Amount	Paid Amount	Hold
3456457	01/10/2023				D0000014	Renee Test Cred INV	12900 BUILDING REPAIRS	770.00	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 | Change Transaction Code

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

Permissions for Users

change tr

BCMax GLMax DocMax

- Permissions
  - Menu
    - Change Transaction Code

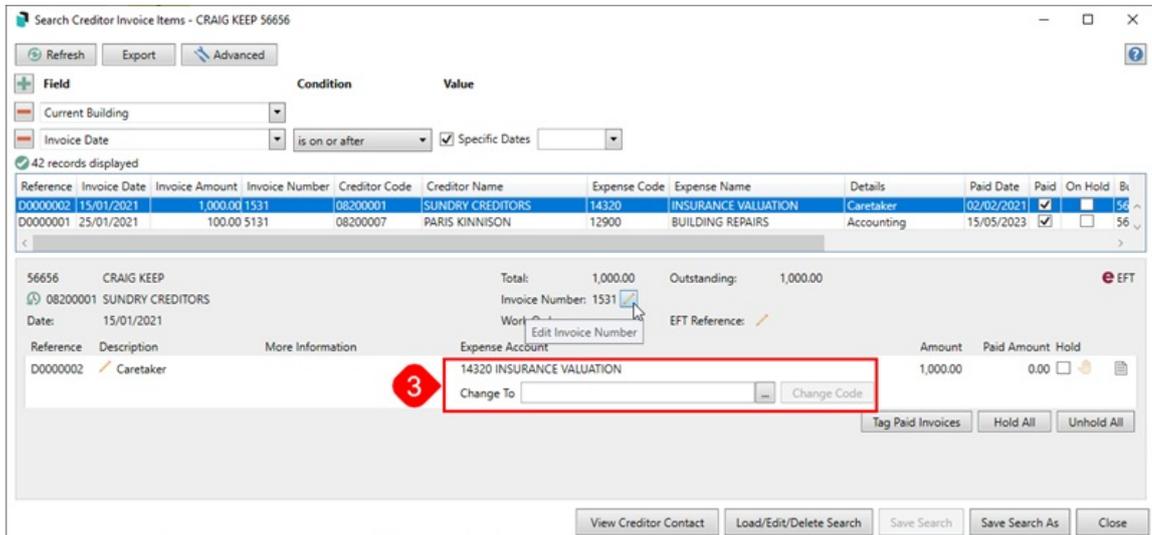
Close

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.

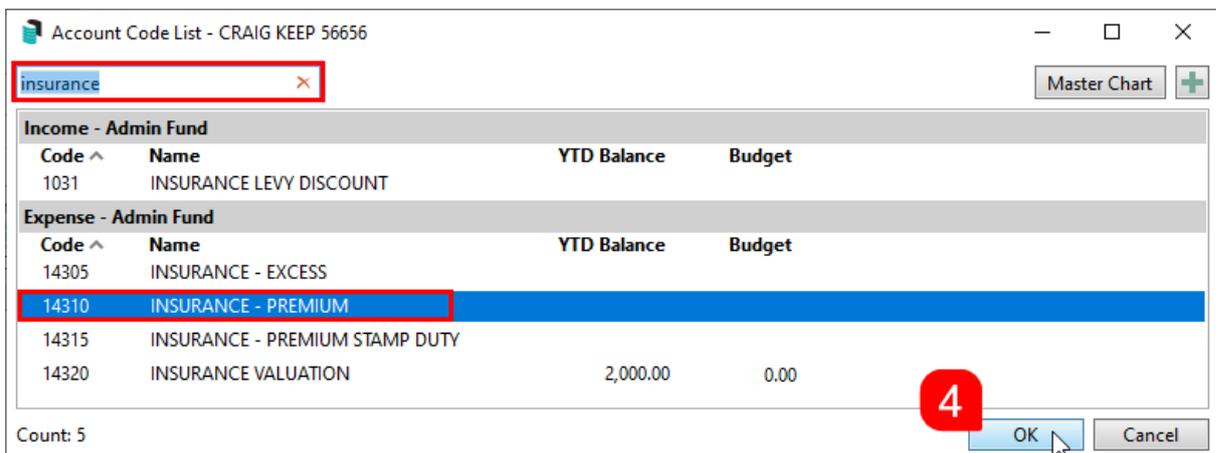
1. Search or select **Search Creditor Invoice Items**.
2. Locate and select the creditor invoice by adjusting the fields as required, then clicking **Refresh**.
3. In the bottom section of the screen, in the 'Change To' field, start typing the name of the expense

code you'd like to change this transaction to, and the 'Account Code List' window will appear where you can continue typing the name.

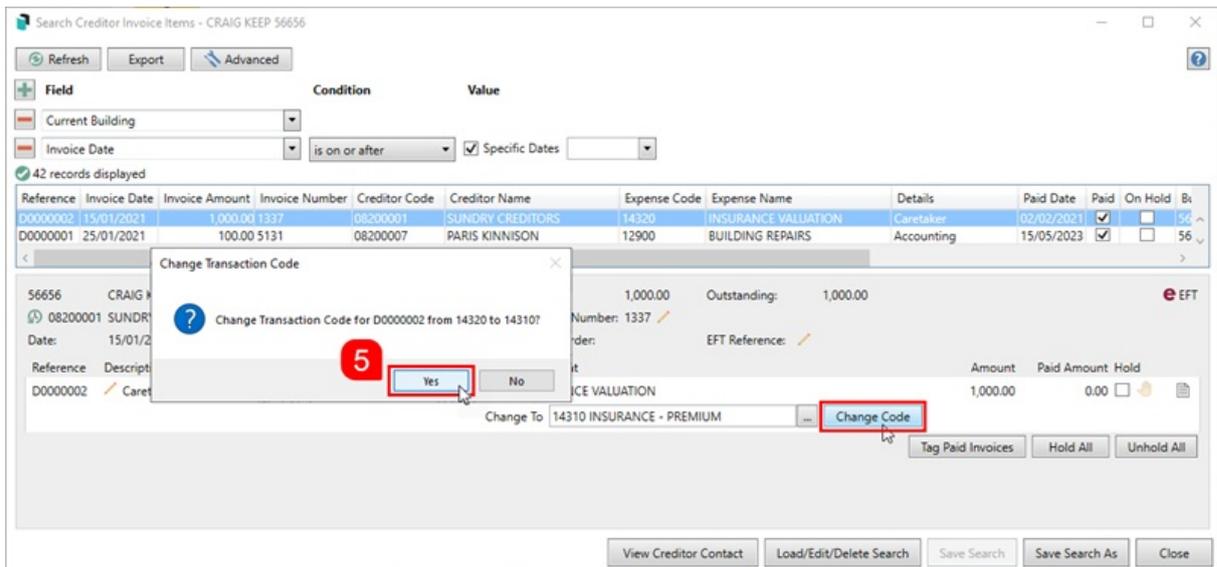
- o Please be aware that the system automatically enters the last code that was used in the 'Change To' field for ease of use so that changing multiple codes can be done more quickly. Simply remove the existing code if you need to select a different code.



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.



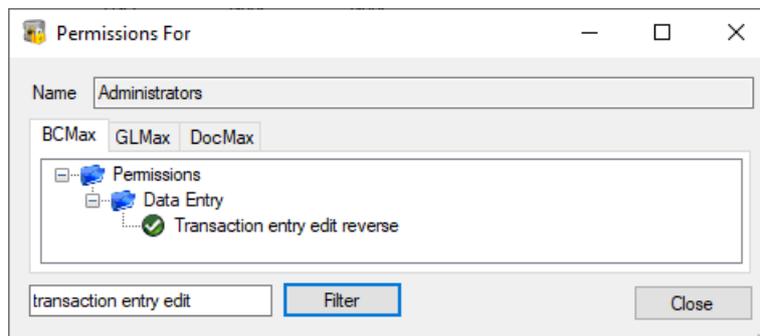
5. The 'Change To' field will now have the new code in it, so click the *Change Code* button, then *Yes* to the confirmation.



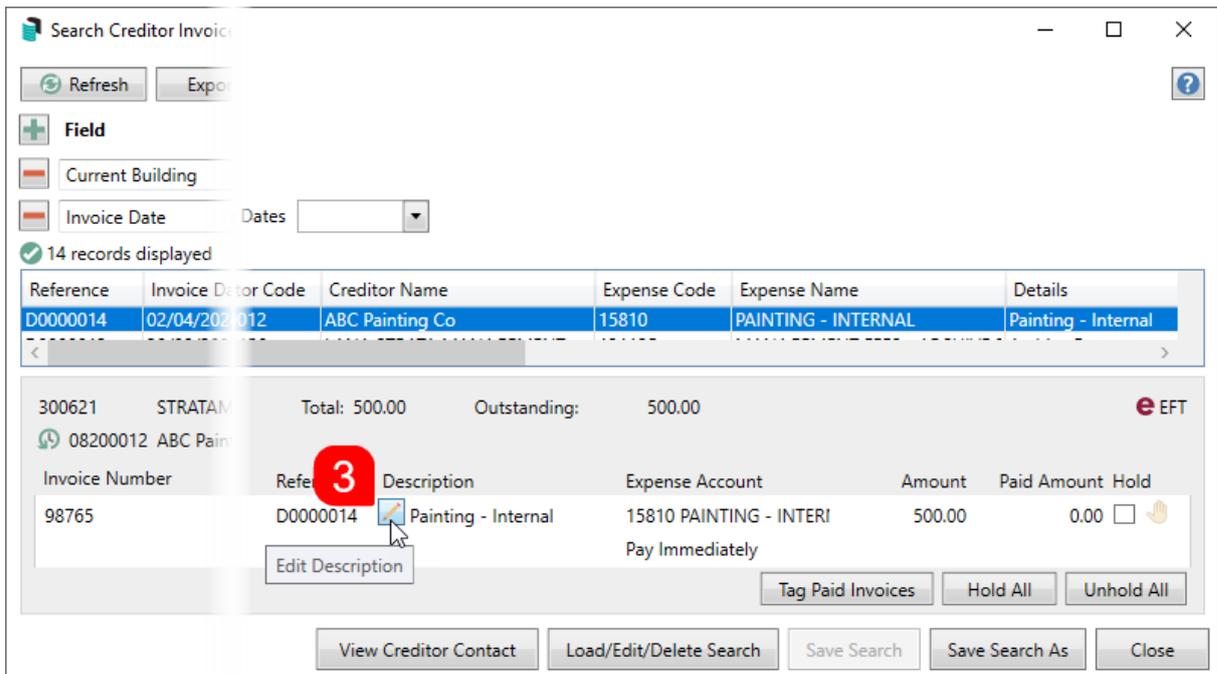
6. The new code will be reflected immediately for the transaction.

## Search Creditor Invoice Items | Edit Description

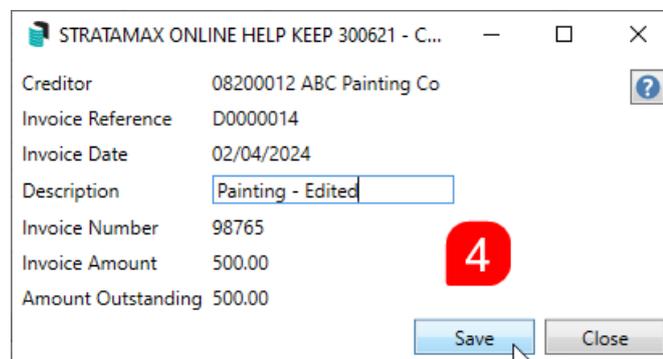
In order for this function to be available, the permission called 'Transaction entry edit reverse' under the 'Data Entry' category, must be set to 'Allow' in [Security Setup](#).



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, click the *Edit Description* button (small pencil button under the 'Description' header).



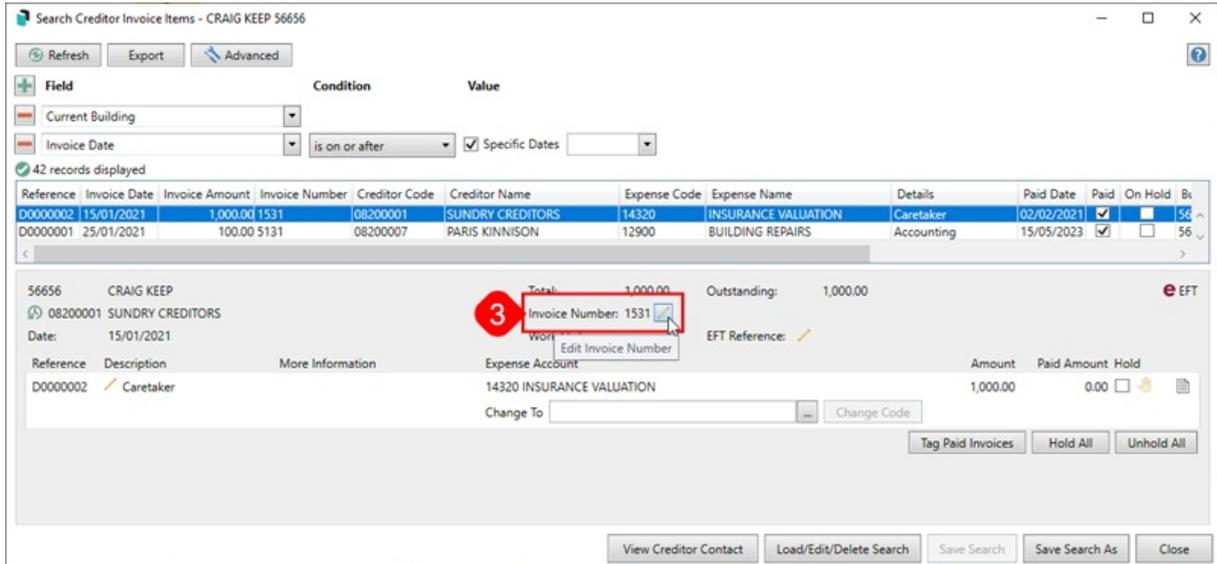
4. The 'Change Description' window will appear, and the *Description* field can be edited.
  - Click *Save* when done.
    - The 'Change Description' window will close, and the change can be observed immediately.



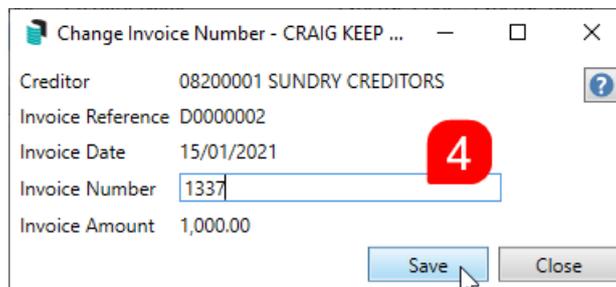
## Search Creditor Invoice Items | Edit Invoice Number

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.

The GST and GST Clearing Tax Codes are system-only and used for GST transactions created by StrataMax on the Income/Expenses and the GST Clearing Account. These options will be selectable in areas such as [Local Transactions](#) and are designed to facilitate reporting. When adjusting a tax code, use only the standard tax codes.

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, click the **Details** button to display the 'Transaction Details' window.
3. When the transaction details are displayed, click the **Edit Tax Code** button (the small pencil icon 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, batch 555, and amount 1,681.17 DR.

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.

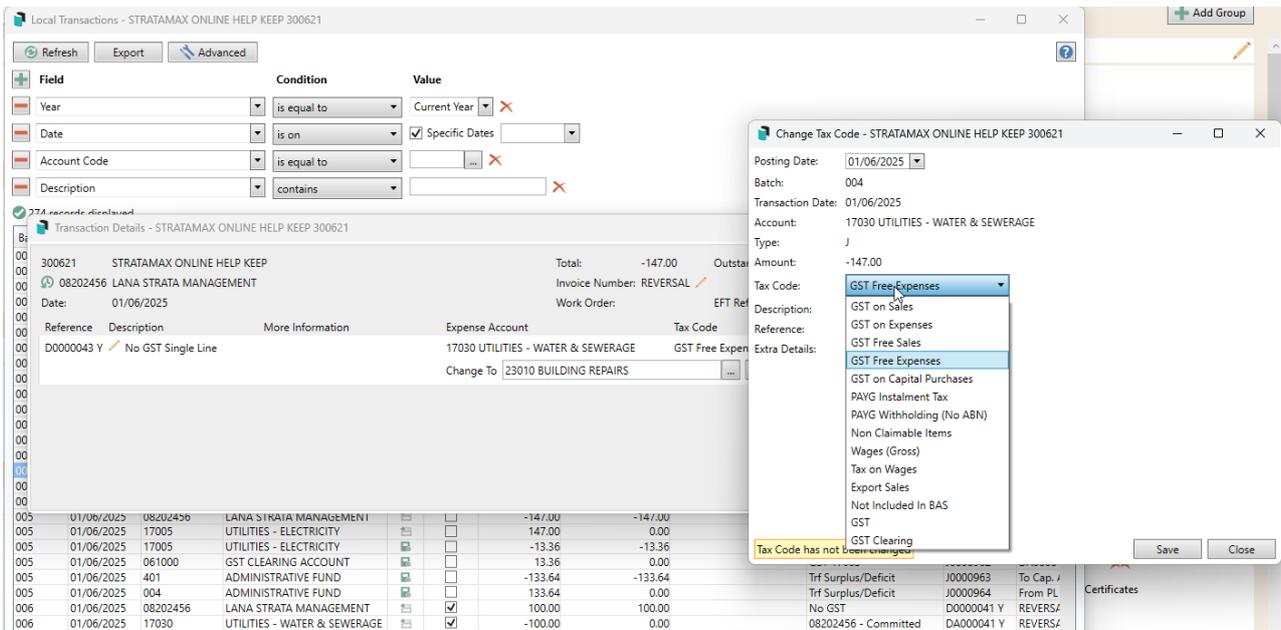
The adjusting GST transactions will be dated the original Posting Date; this can be amended if required before saving.

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 BAS).
- 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.

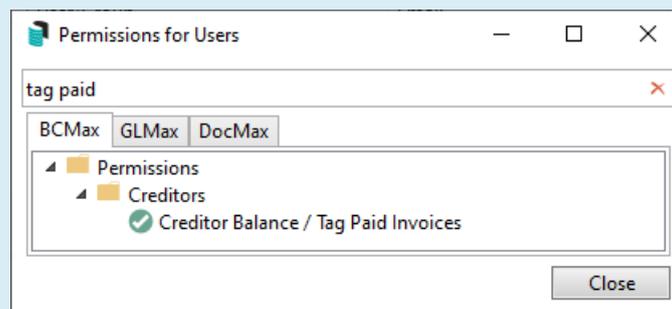
For example, the tax code for receipts posted to non-debtor accounts can now be changed.



## 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	01/12/2023	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	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'.

Permissions for Users

tag paid

BCMax GLMax DocMax

- Permissions
  - Creditors
    - Creditor Balance / Tag Paid Invoices

Close

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		
Master Chart Code	is equal to	
Creditor Name	starts with	
Has Balance or Issues	is equal to	<input checked="" type="radio"/> Yes <input type="radio"/> 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	08200001	SUNDRY CREDITORS	40.00	600.00	640.00	40.00	None	
5656	Renee Building KEEP	08200003	AUSTRALIAN TAXATION OFFICE	-100.00	0.00	0.00	0.00	None	
5656	Renee Building KEEP	08200019	ALINTA ENERGY	525.50	525.50	0.00	525.50	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

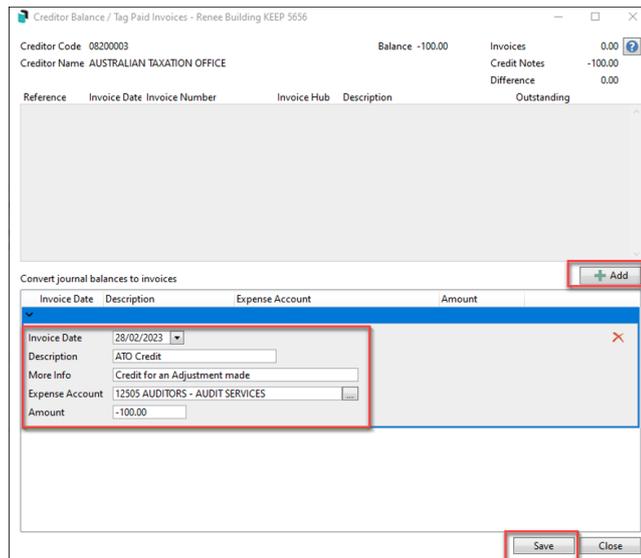
08200003 AUSTRALIAN TAXATION OFFICE

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

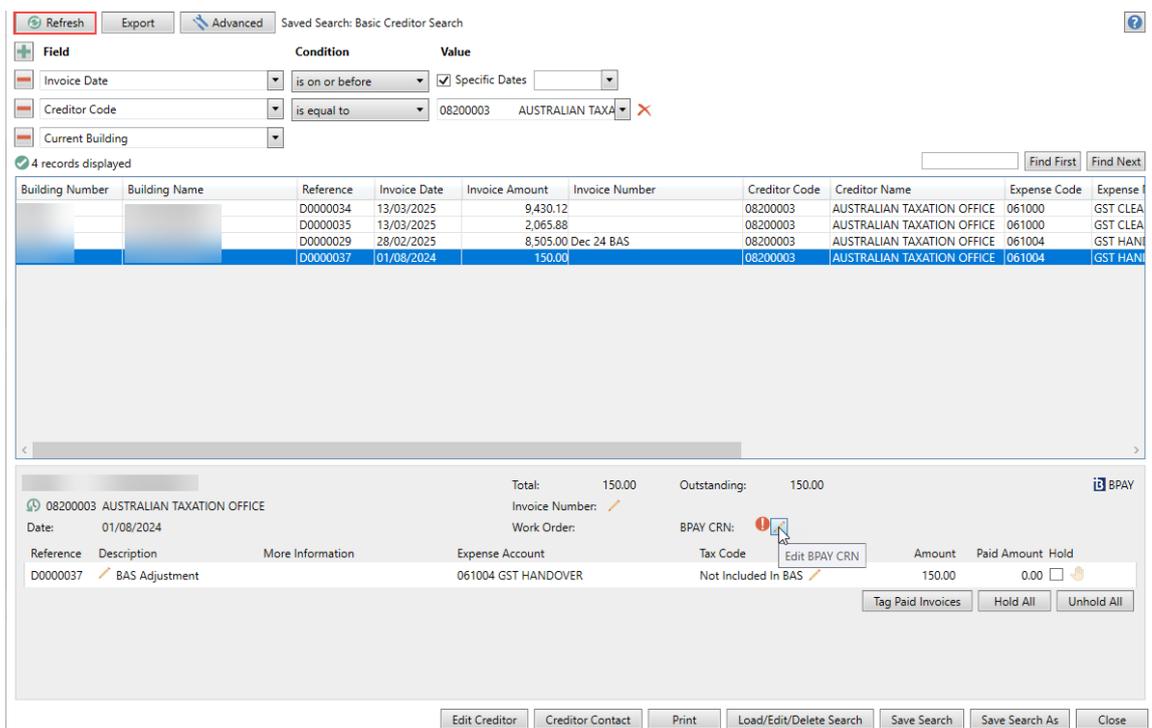
Tag Paid Invoices

View Creditor Contact Invoice Activity Report Aged Balances Load/Edit/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*.



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.



## Search Creditor Invoice Items | Saved Searches

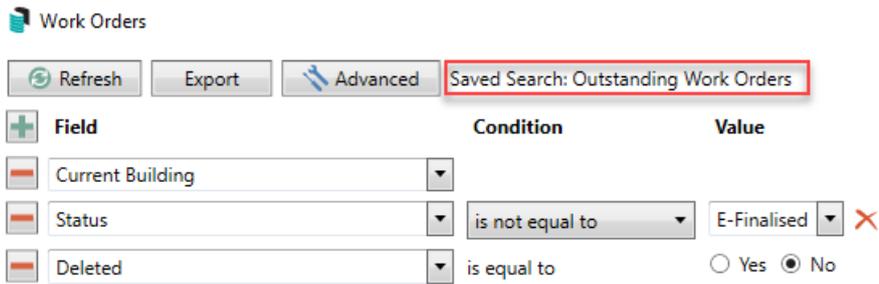
'Saved Searches' are designed for convenience so that you can save a selection of fields, columns, and a specific sort order so that it can be loaded later. There is also a tool to assist with quick-finding fields of text information. Use the top right corner and enter text into this field to search.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

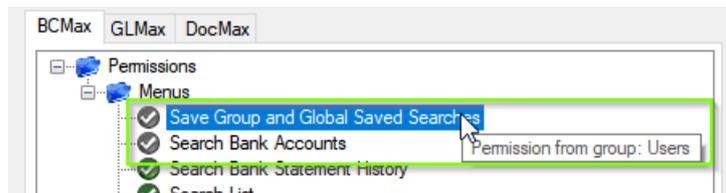
'Saved Searches' can be saved for the current user, globally (accessible to all users), or for a specific user group.

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

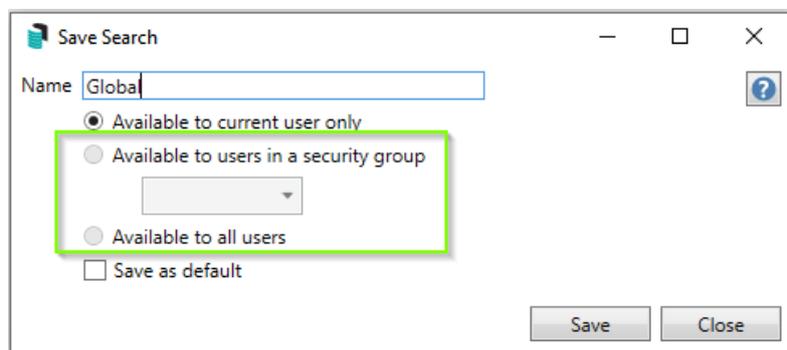


## Saved Searches | Security Setup Permissions

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.

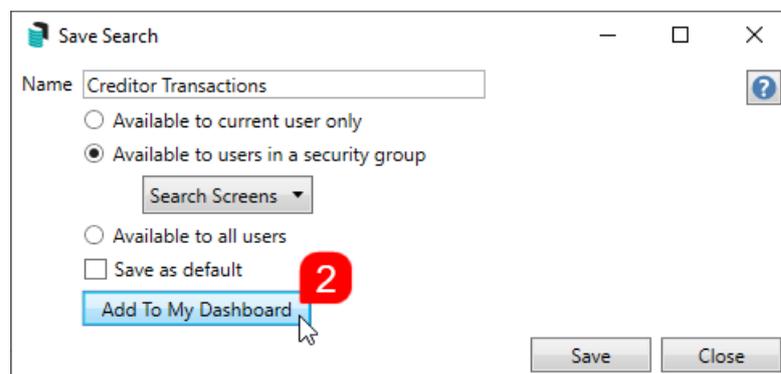
4. Click the *Refresh* button to display and check the data.
5. Click the *Save Search* button to save the applied changes.

## 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.



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.

- Back in the 'Save Search' screen, there are now buttons to *Edit Dashboard* and *Delete Dashboard*.
- 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

On Hold is equal to  Yes  No

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
		D0000164	30/07/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30/07/2024	39.86			08200002		15020	MANAGE
		D0000163	30/07/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30/07/2024	66.00			08200002		14605	LEGAL &
		D0000162	26/07/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18/07/2024	2,654.65	3877987		08200192		14315	INSURAN
		D0000161	26/07/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18/07/2024	32,548.66	3877987		08200192		14310	INSURAN
		D0000160	30/07/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11/07/2024	176.00	12055	Accountant	08200202		12510	AUDITOR
		D0000159	30/07/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22/07/2024	957.00	148		08200663		24610	LEGAL SE
		D0000158	05/08/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19/07/2024	5,247.00	1003	Gardener	08200683		13905	GARDEN
		D0000157	05/08/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	19/07/2024	1,606.00	1004	Gardener	08200683		14455	IRRIGATI
		D0000156	24/07/2024	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.

### All Overdue Tasks (Search Tasks)

Restrict To:

Field	Condition	Value
Due	is on or before	<input checked="" type="checkbox"/> Specific Dates <input type="text"/>
Task State	is any of	<input type="text"/> Not Started <input checked="" type="checkbox"/> In Progress <input checked="" type="checkbox"/>

Displayed Columns:

Displayed Columns

- Building Number
- Building Name
- Title
- Assigned To
- Due
- Created
- Priority
- Task State
- Category

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

Restrict To:

Field	Condition	Value
Building Name	starts with	<input type="text"/>
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	<input type="text"/> 
 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 checked="" 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
<input type="checkbox"/> Invoice Date	is on or after	<input type="checkbox"/> Specific Dates 1 Month in the past
<input type="checkbox"/> 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
<input type="checkbox"/> Category	is equal to	Sinking Fund Forecast <span style="color: red;">✗</span>
<input type="checkbox"/> 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 expense account codes without a category (Search Global Accounts)

Useful for ensuring the NSW State of Key Financial Information is accurate; this relies on account codes having a category set in Account Maintenance.

Restrict To:

+ Field	Condition	Value
Account Type	is equal to	Expense
Financial Reporting Category	is empty	
Actual YTD	is not equal to	0
Actual YTD	is not empty	

Displayed Columns:

#### Displayed Columns

Building Number  
Building Name  
Account Code  
Description  
Financial Reporting Category

## 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.

The screenshot shows the 'Creditor Invoice Items' application window. At the top, there are buttons for 'Refresh', 'Export', and 'Advanced'. Below these is a search filter section with the following settings:

- Restrict To:** Field
- Columns:** Current Building
- Sort Order:** Invoice Date
- Condition:** is in the range
- Value:**  Specific Dates 01/08/2021 to 31/07/2023

Below the filters, it indicates '145 records displayed'. The main data table is as follows:

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	

At the bottom of the window, there are buttons for 'Load/Delete Search', 'Save Search', 'Save Search As', and 'Close'.

Example using Pivot Tables and Charts:

Row Labels	Sum of Invoice Amount
Airconditioning	382326.54
Builder	16437.96
Car parking	60992.87
Caretaking	797819.84
Carpet Supply/Layers	640
Cleaner	266981.28
Cleaner - Carpet	4575.88
Cleaner - Windows	73594
Consulting	2860
Electrician	36264.02
ELECTRICITY	25456.33
Fire Protection	204848.42
Gardener	4009.5
Gas supplier	67211.85
Insurance Broker	478249.07
Insurance Valuer	7788
Lawyer	12787.95
Lift Maintenance	130504.91
Locksmith	6788.63
Pest Control	5929
Plumber	202990.99
Security	32821.54
Signwriter/maker	2947.42
Telephone	16970.15
Waste management	139561.84
Water supplier	22277.95
Windows & Doors	23042.54
<b>Grand Total</b>	<b>3026678.48</b>

