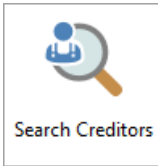


Search Creditors

Last Modified on 20/06/2025 4:24 pm AEST



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

Search Creditors will assist with searching, viewing and reporting Creditor accounts for a single building or across your portfolio. There is the option to search and report on the Master Chart Status to assist with Creditor account cleanup. There are quick links to access [View Creditor Contact](#), [Edit Creditor](#) and **Search Creditor Invoice Items**. Searches can be saved for continuous use, which can then be optionally exported to Excel or produced into a PDF-style document.

Search Creditors| Security

To access **Search Creditors**, the user must have permission set to 'Allow' for **Search Creditors** under the 'Menu' category in [Security Setup](#).

Search Creditors

Search Creditors will display Creditor accounts for a single building or across your portfolio. This information is useful to check over the Creditor details, in particular any Balance or On Hold balance, including Payment Method set, or the ABN. There is also the option to include Master Chart Status to assist with Creditor account cleanup and checking if the Creditor account is in the Master Chart or has a different account code to the Master Chart. This icon offers a quick link to [View Creditor Contact](#) and [Search Invoice Items](#), there is the option to set values; each column can be clicked on to sort and results can be exported to Excel.

1. Search or select **Search Creditors**.
2. By default, the fields 'Current Building', 'Creditor Code' and 'Creditor Name' will be applied.
 - By removing (click the red 'minus' button) or changing the 'Current Building' field to a different field, it will display Creditor accounts across your entire portfolio.
3. To add another field, click the green plus button, then select the **Field** by clicking the drop-down menu.

- The 'Master Chart Code' field, 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 Creditors - STRATAMAX ONLINE HELP KEEP 300621

Refresh Export Advanced

Field Condition Value

Current Building

Creditor Name is equal to

Master Chart Code is any of

11 records displayed

Creditor Code	Creditor Name	Telephone	Status	ABN	Balance	On Hold Total
08200012	ABC Painting Co		None	69 604 074 580	1,446.00	-100.00
08200016	TOMMY GENNUSAS		None	98 610 648 729	0.00	0.00
08200018	ADALINE GALAGHER		None		0.00	0.00
08200026	JULIANN DAMMEYER		None		0.00	0.00
08202456	LANA STRATA MANAGEMENT		None	69 333 333 333	-100.00	0.00
08285380	CHU STRATA INSURANCE		None	18 001 580 070	450.00	0.00
08286668	Professor Dave Danger		None		1,000.00	1,000.00
08286652	IRRIGATION FORMOSA		None	77 284 944 066	25.00	0.00
08200005	AUSTRALIAN TAXATION OFFICE		None		0.00	0.00
08286670	LOCAL CREDITOR ACCOUNT		None		0.00	0.00
08200002	Jess BCM Manager (comp9)		None	52 097 607 451	0.00	0.00

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

Master Chart Status

To assist with Creditor account cleanup, the Master Chart Status can be added as a 'Field' to report if the Creditor account is one of the following statuses. This option may be useful if a property has been transferred from another StrataMax manager, so that action can be taken to align with your master codes using *Change Code Number* or *Edit Creditor* to make edits to the Creditor Name or details if appropriate.

- Not in Master Chart.
- Matches Master Chart.
- Different Code.

1. Search or select *Search Creditors*.
2. Adjust the 'Field' to include 'Master Chart Status'.
3. Click *Advanced* and review *Columns* to add in the 'Master Chart Status' in the available *Columns*.
4. Click *Refresh* to display the records.
5. Click *Export* to produce the results into an Excel report.

Refresh Export Advanced

Restrict To	Field	Condition	Value
Columns	Creditor Code	starts with	
Sort Order	Creditor Name	starts with	
Advanced	Master Chart Status	is equal to	

First 1000 records displayed

Creditor Code	Creditor Name	Master Chart Status	Telephone	Status	ABN
08204086	ORIGIN ENERGY LPG LTD	Not in Master Chart		None	77000508369
08200001	SUNDRY CREDITORS	Matches Master Chart		None	
08200003	AUSTRALIAN TAXATION OFFICE	Matches Master Chart		None	
08200004	ATO - INCOME TAX	Matches Master Chart		None	
08200002	BODY CORP MANAGER	Different Code	07 5566 8855	None	52097607451

Search Creditors - STRATAMAX ONLINE HELP KEEP 300621

Refresh Export Advanced

Restrict To	Available Columns	Displayed Columns
Columns	Filter master chart	Creditor Code
Sort Order	Master Chart Code	Creditor Name
Advanced	Master Chart Status	Telephone
		Status
		Pay By
		ABN
		Balance
		On Hold Total

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 Invoice Items

For quick access from **Search Creditors** to view any Creditor Invoices for the selected Creditor account, highlight the creditor account and click *Search Invoice Items* to open the **Search Creditor Invoice Items** icon without the need to separately access this icon. This will assist with reviewing any Creditor Invoices and adjusting the On Hold flag.

1. Search or select **Search Creditors**.
2. Locate Creditor account and click *Search Invoice Items* to open **Search Creditor Invoice Items** for the selected Creditor account.

Search Creditors | 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.

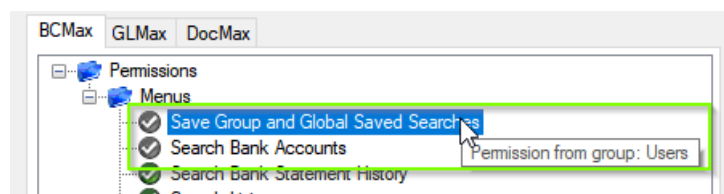
'Saved Searches' can also be set as the 'default' search for the selected screen. This means that the selection of fields, columns, and specific sort order will be the one chosen whenever the menu screen/icon is selected.

'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.

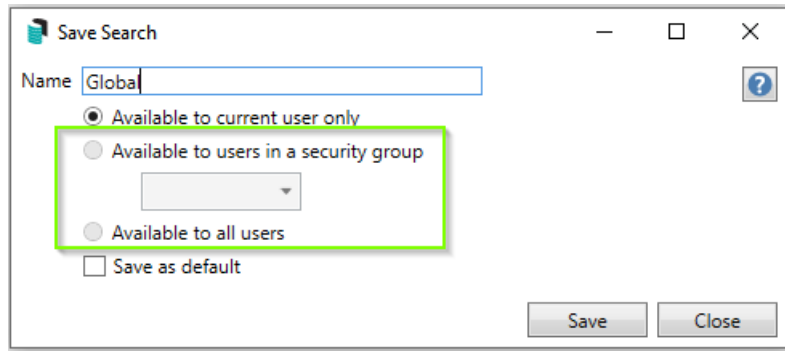
Saved Searches | Security Setup Permissions

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

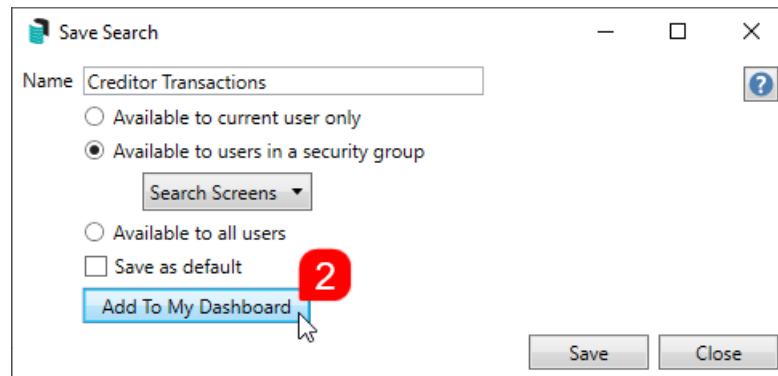
1. If the *Saved Search* you want to edit has been set as the default search, it should be on screen already, and you can proceed to the next step. Otherwise click the *Load/Delete Search* button.
2. In the 'Load Search' window, click the blue *Load* button.
3. Now make any changes required to the required 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.
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
		D0000164	30/07/2024	✓	<input type="checkbox"/>	30/07/2024	39.86			08200002		15020	MANAGE
		D0000163	30/07/2024	✓	<input type="checkbox"/>	30/07/2024	66.00			08200002		14605	LEGAL &
		D0000162	26/07/2024	✓	<input type="checkbox"/>	18/07/2024	2,654.65	3877987		08200192		14315	INSURAN
		D0000161	26/07/2024	✓	<input type="checkbox"/>	18/07/2024	32,548.66	3877987		08200192		14310	INSURAN
		D0000160	30/07/2024	✓	<input type="checkbox"/>	11/07/2024	176.00	12055	Accountant	08200202		12510	AUDITOR
		D0000159	30/07/2024	✓	<input type="checkbox"/>	22/07/2024	957.00	148		08200663		24610	LEGAL SE
		D0000158	05/08/2024	✓	<input type="checkbox"/>	19/07/2024	5,247.00	1003	Gardener	08200683		13905	GARDEN
		D0000157	05/08/2024	✓	<input type="checkbox"/>	19/07/2024	1,606.00	1004	Gardener	08200683		14455	IRRIGATI
		D0000156	24/07/2024	✓	<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.

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	<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 type="text" value="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 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