



Precision, compliance, and automation for *seamless* property management

Owner statements > **Customize statements** Last update on 20.05.2024, 10:23 am Cancel Save

Customize owner statements

You can set what information owners see and in what order. We will apply your changes to all future owner statements.

General settings

☒ Updated template (breakdown by reservation) New

Items are organized per reservation with an option to display additional income and expenses as separate line items

☒ Ability to generate \$0 income statement

Create statements for owners even when no income has been generated

Statement header

☒ Statement generation date

PMC and Owner information

☒ PMC address [Edit](#) [↗](#)

☒ Company VAT number [?](#)

☒ Owner address


☒ Owner VAT number ⓘ

Statement summary

☒ Display summary by categories

☒ Working capital on hand ^(?)

Statement main body

☒ Attach receipts to any transactions 

- ☒ Initial and ending balance in the body of statement

Reservation settings

☒ Reservation confirmation code

☒ Guest name on reservation

☒ Transactions with \$0 for the owner

☒ Taxes remitted by PMC [?](#)

Live preview

*All the texts are examples, this is not real owner's information

Company Logo

Blue Horizon Rentals

123 Oceanview Blvd, Suite 200

Los Angeles, CA 90015, USA

(888) 555-1234

US123456789

Owner Statement

December, 2024

Generated on: Jan 3, 2025

John Doe & Jane Smith

456 Maple Lane

Springfield, IL 62704, United States

(555) 789-4562

US987654321

Summary



Category	Amount
Initial balance	-\$1000.00
Rental income	\$1000.00
Cleaning fee	\$80.00
Management fee	-\$100.00
Repairs and Maintenance	-\$100.00
Advertising	\$50.00
Ending balance	\$1450.00
Working capital on contract	\$50.00
Payment due to owner	\$1400.00

Initial balance

\$1000.00

Owner Breake Break

2 reservations

Date	Description	Category	Receipt	Amount
Grace Powers (Dec 3 - Dec 7, 2024) - 4 nights				
Dec 3, 2024	Rental payment for RVN-12345ABC	Rental income		\$1000.00
Dec 3, 2024	Cleaning fee	Cleaning		\$45.00
Dec 3, 2024	PHC commission	Management Fee		\$50.00
Dec 3, 2024	Sales tax remitted by PHC	Tax		\$50.00
Dec 3, 2024	Sales tax remitted by PHC	Tax		\$50.00
				\$245.00
Owner reservation (Dec 8 - Dec 10, 2024) - 2 nights				
\$0.00				
Owner guest: Tom O'Neil (Dec 11 - Dec 15, 2024) - 4 nights				
Dec 11, 2024	Rental payment for BC-xyz789xyz	Rental income		\$50.00
Dec 11, 2024	Cleaning fee	Cleaning		\$15.00
Property expenses				\$15.00

A powerful accounting platform made for property management, to provide your business with the tools it needs to thrive.

Guesty is building the most comprehensive accounting module tailored to short term property management. Fully synergic with the Guesty platform, it captures every financial aspect of your trust account, making month-end and year-end reporting a cinch. Traditional accounting software often require adaptations to handle the unique aspects of property management. In addition to addressing industry-specific needs directly, the integration between operational and financial systems creates significant efficiencies. When reservations change, maintenance occurs, or fees are collected, accounting records update automatically within the same system, reducing manual data entry and reconciliation challenges

The Guesty Accounting suite of tools includes specialized features developed for the short-term rental industry such as owner statement customization and management of channel-specific fee structures, designed to address the particular financial requirements of property management businesses.

Guesty Accounting adheres to the most stringent regulatory requirements and is in compliance with North Carolina trust accounting regulations.

The Guesty Accounting suite

Customizable owner statements	Bank reconciliation	1099s
Additional fees functionality	Expense-task association	Partial invoice payments in disbursement
Advanced reporting capabilities	Accounting support for multiple brands	Multiple cash accounts
Detailed balance sheets	Check printing	Nacha and ACH payments

Comprehensive financial management

Take control of and simplify your financial operations with tools designed to meet vacation rental accounting complexities. Guesty Accounting provides the transparency, accuracy, and compliance features needed to manage multiple revenue streams across properties and owners.



Bank reconciliation

Hone financial accuracy, detect and prevent fraud, and manage your cash flow with ease. Group transactions in single deposits right in the system to mimic your bank account and make reconciliation faster. Guesty is the only property management system (PMS) to automatically enter transactions from GuestyPay, Stripe, and Airbnb's resolution center into the ledger.



Multiple cash accounts

Manage separate bank accounts. Add structure when managing multiple business segments and trust cash accounts (e.g., federal deposit insurance limits, interest-bearing accounts, local government requirements). Improve accuracy in reporting and reconciliation while promoting better compliance with local regulations.



Detailed balance sheets

Get clear financial insights for your business, owners, and investors. Promote transparency in assets and liabilities to support a better understanding of your business' financials. Access the data you need to enhance risk assessment, decision-making, and financial planning.



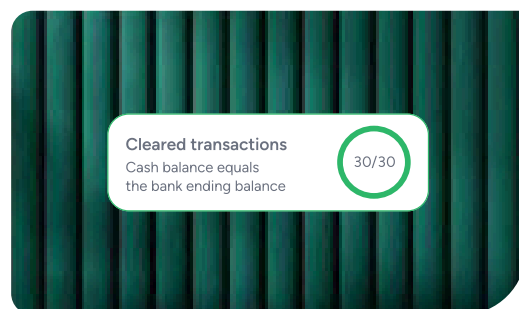
Advanced deposit reports

Generate detailed CSV reports showing reservation-level advanced deposit balances for specific date ranges. Maintain accurate trust accounting and handle audits with confidence. Identify potential discrepancies and display the ownership of funds for any point in time to meet auditing and proper accounting requirements.



North Carolina trust accounting

Adhere to the highest bar of trust accounting regulations for unparalleled compliance assurance. Guesty Accounting automates all regulatory needs and maintains detailed transaction records to protect you and all your stakeholders. Easily provide transparent financial reporting to property owners and precise data to regulatory bodies.



Owner financial management

Build stronger relationships with property owners through transparent, detailed financial reporting. Offer owners clear visibility into their property performance while maintaining control over financial workflows.



Customizable owner statements

Create statements that are intuitive and reflect business needs for better owner communications. Toggle different components on and off and see the resulting statement instantly with a live preview feature. Display sales tax transactions paid by the PMC on the owner's behalf for complete transparency.



Block owner transactions

Guarantee your owners don't go into overdraft with a simple opt-in function enabling you to block owner transactions in case of insufficient funds. The system will only recognize recurring owner charges if the owner has a positive balance. Track unrecognized transactions easily from within the platform.

Revenue & expense optimization

Maximize profitability by efficiently managing both income and costs across your portfolio. These features help you capture all revenue opportunities while providing the structure needed to track, allocate, and control expenses with precision.



Additional fee functionality

Build a concise, universal fee structure to support growth across all of your different channels. Sync fees per channel, map them flexibly, customize quantifiers and bundle options. Create endless upsell opportunities to maximize earnings, all in one streamlined dashboard.



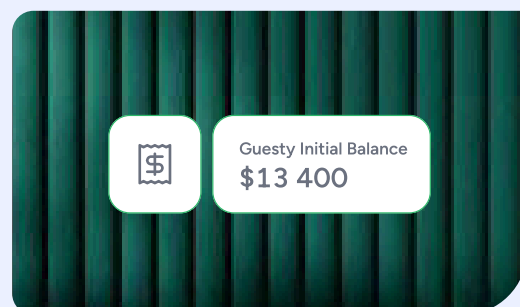
Expense-task association

Seamlessly connect operational actions with financial transactions for complete accountability. Automatically link work orders with their corresponding expenses to eliminate reconciliation headaches and provide owners with clear cost justification, enhancing financial transparency.



Partial invoice payments in disbursement

Enhance cash flow management, promote transparency, and cover expenses without financial strain. Strengthen vendor relationships, prevent late fees, and manage large or unexpected costs. Support milestone-based payments for smoother financial operations, happy vendors, satisfied owners, and accurate books.



Streamlined payment processing

Simplify the movement of money between guests, your business, owners, and vendors. These integrated payment solutions reduce manual work while creating accurate audit trails for every transaction in your ecosystem.



Built-in ACH capabilities

Streamline payments with integrated electronic fund transfers. Simplify payment processing by eliminating paper checks and manual entries. Accelerate owner disbursements and vendor payments while reducing transaction costs. Maintain perfect audit trails within your trust accounting framework.



Embedded check printing

Print physical checks in bulk, right from the system to save time and eliminate errors. Ensure you never miss a name, a digit, or a decimal point again. Once the check is printed, a payout is automatically recorded in the platform, maintaining accurate records.



SeamlessChex integration

Process payouts efficiently with SeamlessChex directly within Guesty. Pay owners, vendors, and PMCs without leaving your management platform to improve financial management workflows. US-based customers can connect their accounts and start using this payment solution immediately.



Nacha bank transfer file

Pay owners seamlessly by creating Nacha files directly in the Guesty platform. Enable efficient ACH transfers for owner payouts by creating and downloading Nacha files and uploading them to your bank, all from within the Guesty platform.

Compliance & multi-business support

Meet regulatory requirements and manage complex business structures with confidence. These features provide the framework for tax compliance and multi-entity management that growing property management companies need.



1099 form generation

Effortlessly meet tax reporting obligations with automated 1099 form creation. Eliminate year-end tax headaches by automatically generating accurate forms. Download the 1099s, share them with owners, and create eFiles for tax authorities to save time and ensure timely compliance with IRS requirements.



Multi-brand support

Manage complex business structures with brand-specific financial control and visibility. Transform accounting for your multi-portfolio property management company with separate ledgers while providing aggregated views for executive oversight. Ensure stakeholders access only information relevant to their specific role and responsibilities with a robust permissions system.

Conclusion

Guesty Accounting transforms financial management for property managers by combining industry-specific features with seamless platform integration.

Stop juggling multiple systems and start experiencing the efficiency of purpose-built accounting software.

The screenshot displays the Guesty Accounting interface for a reservation. At the top, a header bar contains reservation details: Res. #AG234837, Main guest full name + 3, Status Confirmed, Channel Airbnb, Check in Apr 17, 2025 10am, Check out Apr 20, 2025 2pm, Nights 4, T38-A1 Robert penthouse, Inbox Aug 22, 2025, Balance due \$2,565, and Status Unpaid. Below this, a summary section shows Payout \$794, Expenses \$155, Net income \$654, Owner's revenue \$98, and Income \$556. The main area is divided into two panels. The left panel, titled 'Invoice items', lists Net accommodation fare (\$2,400), Cleaning fee (\$345), and Additional fee (\$25), with a Sub total, Tax, and Total. The right panel, titled 'Send guest invoice', includes a 'Send' button, an invoice number of Booking345, and a timestamp of March 1, 2025 8:45 AM. Below these panels is a 'Payments' section with a 'More' dropdown and a 'New payment' button. It shows a reservation processed by Guesty payments with a payment method of Visa Virtual Card **** 1234, status Fully Paid, and a total paid of \$1947.00. A table below lists payment transactions with columns for Date, Status, Transaction type, Payment method, and Amount, showing three identical entries for Aug 22, 2025 12:00 AM, Status Charged, Transaction type Charge, Payment method Booking.com Virtual Card **** 1234, and Amount \$1947.00. Each entry has a 'Refund' button and a 'Payment actions' dropdown.

Date	Status	Transaction type	Payment method	Amount
Aug 22, 2025 12:00 AM	Charged	Charge	Booking.com Virtual Card **** 1234	\$1947.00
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Aug 22, 2025 12:00 AM	Charged	Charge	Booking.com Virtual Card **** 1234	\$1947.00

Want to learn more?

Visit Guesty Accounting

