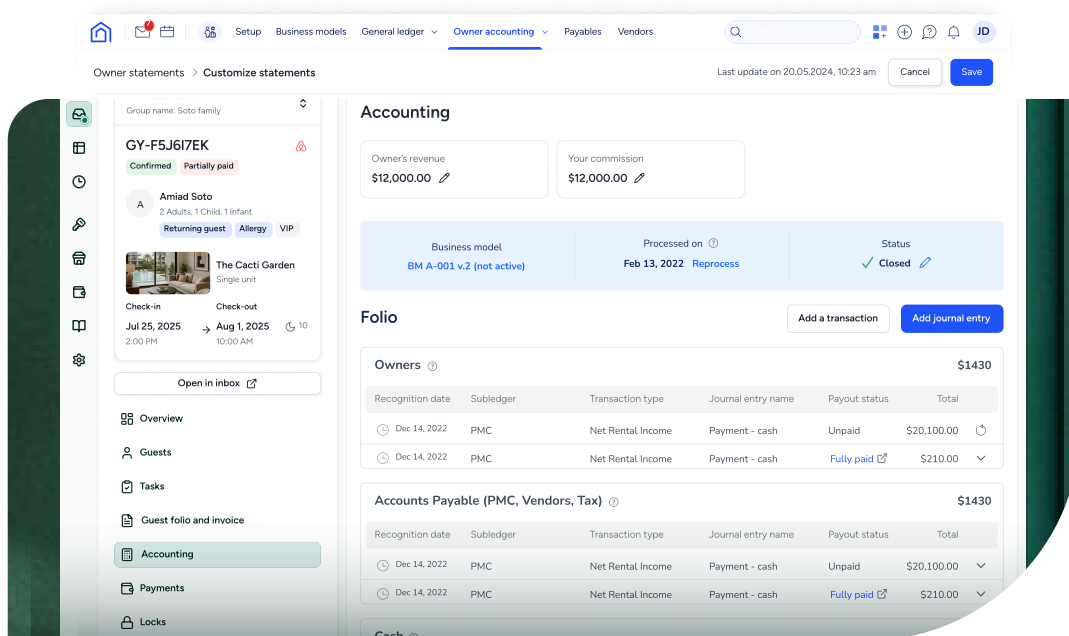


Guesty Accounting

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



One powerful accounting suite.
Every tool your business needs to thrive.

Guesty offers the most comprehensive accounting module designed specifically for short-term rental management, fully integrated to capture every financial aspect of your trust account for smooth and effortless reporting.

Traditional accounting software built to handle property management needs without the workarounds. Guesty integrates operational and financial systems directly, ensuring efficiency, accuracy, and compliance with the strictest regulations. When reservations change, maintenance occurs, or fees are collected, your reports update automatically. Less manual data, fewer reconciliation headaches. Fully compliant 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
Lock accounting periods	Split payments for group bookings	Split guest tax remittance

Cash control

Full visibility into your cash flow across every account, with automated reconciliation that keeps your books aligned.



Multiple cash accounts

Manage multiple entities and trust cash accounts from Guesty, with structures for federal deposit insurance limits, interest-bearing accounts, local requirements, and more. Accurate reporting, smoother reconciliation, airtight compliance with local regulations.



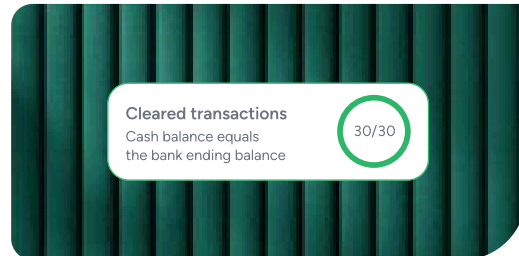
Bank reconciliation

Group transactions in single deposits to reflect your bank account for faster reconciliation, faster fraud detection, and simplified cash flow management. Guesty automatically enters transactions from GuestyPay, Stripe, and Airbnb's resolution center into the ledger.



Airbnb auto-grouping

Automatically group Airbnb payments, refunds, and resolution center adjustments into single, coherent line items matched to each reservation. Less time reconciling, fewer errors, cleaner books.



Payout management

Integrated solutions to simplify payments and ensure accurate audit trails for every transaction.



Native ACH bank transfers

Initiate ACH transfers directly from Guesty, with balances, transfers, and reconciliation all in one place. One system for connecting your PMS and your bank for smooth vendor and owner payments.



Embedded check printing

Process check payments for U.S. owners and vendors directly from Guesty. Complete payment documentation stays in one system, even for recipients who still require physical checks.



NACHA file generation

Generate NACHA files directly from Guesty with one click. Faster owner and vendor payouts, fewer processing errors, no manual file preparation.



Partial invoice payments in disbursement

Pay vendors and owners in installments without the complexity. Cover expenses without financial strain, support milestone-based payments, and manage high or unexpected costs while keeping your books accurate.

Owner management

Detailed reporting and clear visibility for owners that keeps you in control over financial workflows.



Customizable owner statements

Generate owner statements automatically with customizable templates, branding, and detailed tax and expense itemization. Preview, approve, flag for review, or bulk update as needed. You can also transfer funds between owner statements and working capital accounts for more precise cash flow control.



Annual owner statements

Produce comprehensive annual statements without manually consolidating twelve months of data. Define your fiscal year settings, then generate statements in multiple formats. Run statements for a single owner, a group, or your entire portfolio.



1099s

Provide IRS-compliant files for e-filing through the IRS FIRE system. PDF copies are automatically generated for owner records and state filings, ready to share directly through the Owner Portal.



Block owner transactions

Prevent owners from going into overdraft with a simple opt-in toggle. The system only recognizes recurring owner charges when the balance is positive. Unrecognized transactions are easy to track from within the platform.



Multi-brand support

Separate ledgers for each portfolio, aggregated views for executive oversight. Manage complex business structures with brand-level financial control, and use permissions to ensure stakeholders only see what's relevant to their role.

Compliance and tax management

Comprehensive framework for tax compliance so you can meet the strictest regulations without lifting a finger.



North Carolina trust accounting

Adhere to the strictest trust accounting regulations with detailed transaction records and transparent financial reporting to property owners and regulatory bodies.



Split guest tax remittance

Configure which guest taxes are remitted by property owners and which by the property management company to ensure clear accountability and improved financial reporting.



Lock accounting periods

Prevent transaction changes after a period ends to protect your audit trail. Closed months stay closed. No accidental edits, backdated entries, or surprises when you pull historical reports.

Advanced reporting

Detailed reports across your portfolio for richer data and confident business decisions at every step.



Transaction categories

Apply categories to transactions for richer reports. Spot trends faster, refine performance analysis, and gain clearer financial insights for the decisions that matter.



Detailed balance sheets

Spot negative balances and commingled funds at a glance with auto-generated reports. Assets versus liabilities, laid out clearly for compliance checks in seconds. The data you need to enhance risk assessment, decision-making, and financial planning.



Advanced deposit reports

Generate detailed CSV reports with reservation-level advanced deposit balances for specific date ranges. Identify discrepancies, audit departed reservations properly, and ensure funds are tracked and distributed correctly.



PMC disbursement reports

Produce comprehensive breakdowns of every disbursement by income and expense category, directly from your Accounting dashboard. No custom exports, no manual reconciliation

Financial operations

The operational details that impact your bottom line, tracked and accounted for automatically.



Split payments for group bookings

Divide payments among multiple guests within a single group reservation. Each payer gets their own transaction record, keeping your books clean and your guests clear on what they owe.



Expense-task association

Automatically link tasks with their corresponding expenses, so every operational action has a clear financial trail. Owners get cost justification, you get cleaner reconciliation.



Additional fee functionality

Build a universal fee structure that scales across all your channels. Sync fees per channel, map them flexibly, customize quantifiers, bundle options, and create upsell opportunities from a single dashboard.

Conclusion

Guesty Accounting combines industry-specific features with seamless platform integration for smooth, accurate, and simplified financial management across your entire operation.

The screenshot displays the Guesty Accounting interface with the following components:

- Reservation Summary:** Res. #AAG234837, Status: Confirmed, Channel: Airbnb, Check in: Apr 17, 2025 10am, Check out: Apr 20, 2025 3pm, Nights: 4, Property: T3B-A1 Robert penthouse, Inbox: Aug 22, 2025, Balance due: \$2,565 (Unpaid).
- Financial Summary:** Payout: \$794, Expenses: \$155, Net income: \$654, Owner's revenue: \$98, Income: \$566.
- Invoice Items:** Net accommodation fare (\$2,400), Cleaning fee (\$345), Additional fee (\$25), Sub total, Tax, Total.
- Send guest invoice:** Includes a 'Send Invoice' button and details like Invoice number (Booking345) and Sent by (George Long).
- Payments Section:** Shows a summary for 'Reservation processed by Guesty payments' with a total paid of \$1947.00 via Visa Virtual Card.
- Payments Table:** A table with columns for Date, Status, Transaction type, Payment method, and Amount. It lists four transactions on Aug 22, 2025, each for \$1947.00, with a status of 'Charged'.

Want to learn more?

Visit [Guesty Accounting](#)