

**ProForma Statement for
Bed and Breakfast in
Niagara on the Lake**

B&B Income

rooms	3	
room nights	150	
Total number booked	450	
average rate	\$ 275.00	
Income		\$ 123,750.00
Average Stay 1.5 nights	300	Reservations

Operating expenses

Total Expense

License fee 2025 fee \$285/room	2025 fee \$285/room		855
B&B Food	Rooms x 2 peoplex average cost \$8/p		\$7,200
B&B Supplies incl amenities	(replace sheets bathroom amenitites extra)		2000
Advertising & Commissions & Licensing	(in NOTL - really commissions)	\$	4,950
Laundry service B&B only	Approx \$10 per reservation		3000
Casual Labour (cleaning help)	# of Reservations x \$20/room	\$20	6000
Gardens, flowers, etc		800	400
B&B Misc.	Includes cleaning products, tea/coffee		1000
Property Expenses - 50% to be written off	Assumption - 2400 sq ft home		B&B expense(50%)
Property tax	average for \$1m - \$1.4m	12000	6000
Hydro, water and sewer	\$250 per month	3000	1500
Enbridge gas and water heater rental	\$200 per month	2400	1200
Cable TV, internet, home phone	\$210 per month	2520	1260
B&B/home insurance	-depends on size of House	2800	1400
Maintenance		2000	1000
Mortgage Interest			
Total B&B operating expenses		\$	37,765.00
Net profit		\$	85,985.00