

Renovation advance cash record

Use with your actual lender instructions and legally reviewed contractor payment schedule. This is a working-cash worksheet, not a mortgage qualifier, payment authorization or Builders Lien Act calculator. Blank amounts mean unknown, not zero. Keep household reserves separate.

Identify what releases the money

Lender and product: _____

Insurer, if applicable: _____

Approved improvement amount and eligible scope: _____

Funds holder; authorized recipient: _____

Single release or specifically approved progress advances: _____

For each advance, record amount, prerequisite completed work, evidence, verifier, decision-maker and earliest confirmed availability. A target date is not a guaranteed release date.

Contractor payable amounts must already reflect applicable tax and legally required holdbacks. Record separately amounts retained, their holder and release conditions. Do not infer that a lender release clears statutory or contractual obligations.

Put only available money on the date it is available

Event / date	Cash actually due	Approved advance available before this payment? Amount and evidence	Cumulative outflows minus available inflows	Cash remaining
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Starting renovation cash after all closing costs and protected reserves = C.

At each event: balance = C + advances actually available by that event - cash paid by that event.

Minimum additional working cash = max(0, -lowest event balance). Do not count a future release earlier. Unconfirmed amount or availability leaves the result unresolved.

Complete hypothetical example

Starting cash \$18,000. Improvement advance \$30,000 held pending verification. Approved renovation cost \$30,000. Pre-release payable milestones \$6,000, \$12,000 and \$7,000. Later remaining payable \$5,000. Separate pre-release verification charge \$300, not financed. Amounts include applicable tax. The \$5,000 is an assumed later contractual amount, not a calculated statutory percentage.

No progress advance: balances \$12,000; \$0; -\$7,300. Peak working-cash gap \$7,300.

Delay adds \$900 accommodation plus \$200 storage before release: total pre-release cash \$26,400; peak gap \$8,400.

Alternative confirmed \$10,000 progress advance after milestone two but before milestone three: balance after advance \$10,000; after third milestone and charge \$2,700. No pre-release gap in this scenario. If the advance arrives after milestone three is payable, the earlier \$7,300 gap remains.

Fully cash-funded interval: starting \$25,300; pre-release spending \$25,300; full \$30,000 advance received; remaining \$5,000 paid; ending \$25,000. Mortgage debt is not erased by reimbursement. Excludes financing interest, premiums, ordinary housing costs and changes to scope.

Resolve the actual gap

First event with insufficient cash: _____

Available non-reserved funding, lender confirmation and date: _____

Contractor-approved schedule change, if any: _____

Additional borrowing and its cost/approval, if proposed: _____

Unknown costs or release evidence still outstanding: _____

Revise the record whenever scope, timing or borrowing changes. A previous sufficient balance does not clear changed inputs.