Ledger and Lumber
Remodel costs, line by line.

Line-Item Budget

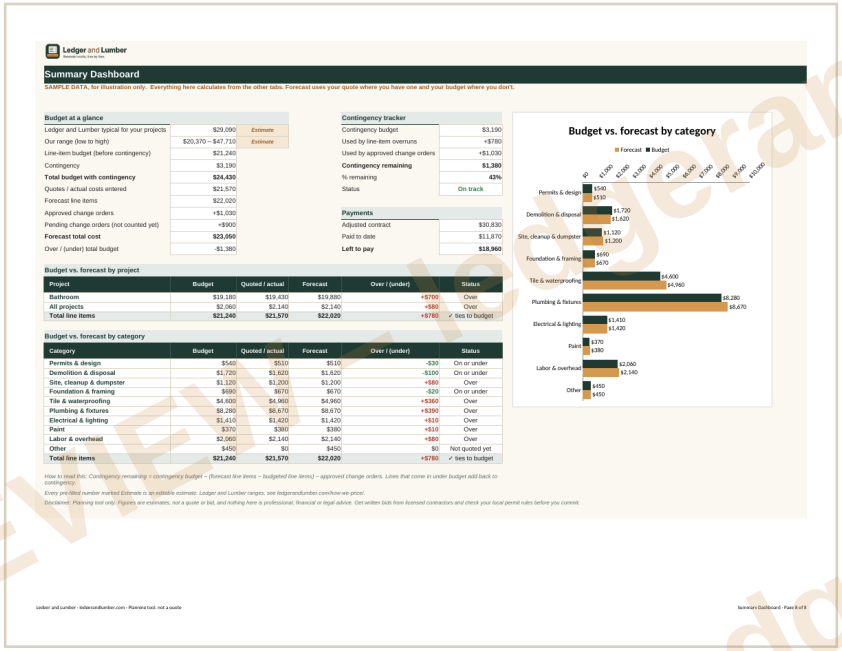
SAMPLE DATA, for illustration only. Suggested allowances (Estimate) scale with your Project Setup. Helper columns (Basis, Scales with, How we priced) are tucked away: select the columns around them and choose Unhide to see them. Type your own allowance to override, set Include? to No to drop a line, and enter quotes as they arrive. Ledger and Lumber ranges, see ledgerandlumber.com/how-we-price/.

Category	Line item	Include?	Reference, 150 sq ft (Estimate)	Suggested allowance (Estimate)	Your allowance (optional)	Budget used	Actual quote / cost	Over / (under)	Forecast	Your notes
Demolition	Demolition and haul-away	Yes	$1,310	$1,680		$1,680	$1,650	-$30	$1,650	
Cabinets	Semi-custom cabinets (about 25 linear ft at 150 sq ft)	Yes	$10,000	$12,840	$12,500	$12,500	$13,200	+$700	$13,200	
Cabinets	Cabinet installation	Yes	$1,580	$2,030		$2,030	$1,900	-$130	$1,900	
Countertops	Quartz or granite counters (about 40 sq ft)	Yes	$3,100	$3,980		$3,980	$3,950	-$30	$3,950	
Backsplash	Tile backsplash (about 30 sq ft)	Yes	$1,050	$1,350		$1,350	$1,150	-$200	$1,150	
Appliances	Appliance package (fridge, range, dishwasher, microwave)	Yes	$4,650	$4,980		$4,980	$5,400	+$420	$5,400	
Plumbing	Sink and faucet	Yes	$680	$730		$730	$720	-$10	$720	
Plumbing	Plumbing reconnects (sink, dishwasher, disposal)	Yes	$520	$560		$560	$640	+$80	$640	
Plumbing	Plumbing parts (valves, supply lines, trap)	Yes	$250	$270		$270	$280	+$10	$280	
Electrical	Electrical labor: counter circuits, GFCIs, recessed and under-cabinet lights	Yes	$1,240	$1,590		$1,590	$1,700	+$110	$1,700	
Lighting	Electrical materials and light fixtures	Yes	$900	$1,160		$1,160	$1,050	-$110	$1,050	
Paint & drywall	Drywall patching	Yes	$480	$620		$620	$600	-$20	$600	
Paint & drywall	Painting	Yes	$570	$730		$730	$700	-$30	$700	
Paint & drywall	Drywall and paint materials	Yes	$300	$390		$390	$350	-$40	$350	
Flooring	LVP flooring (kitchen floor area)	Yes	$1,350	$1,730		$1,730	$1,900	+$170	$1,900	
Permits & design	Permits	Yes	$1,000	$1,070		$1,070	$1,150	+$80	$1,150	
Permits & design	Design and drawings	Yes	$980	$1,050		$1,050	$1,200	+$150	$1,200	
Other	Window trim repair	Yes			$300	$300			$300	

PREVIEW – ledgerandlumber.com

Complete Remodel Planning Kit · Free preview

Page 2 of 3: Also in the kit: bath, exterior, bid comparison and draw tracker



Ledger and Lumber

Summary Dashboard

SAMPLE DATA, for illustration only. Everything here calculates from the other tabs. Forecast uses your quote where you have one and your budget where you don't.

Budget at a glance

Ledger and Lumber typical for your projects	$29,090	Estimate
Our range (low to high)	$20,370 – $47,710	Estimate
Line-item budget (before contingency)	$21,240	
Contingency	$3,190	
Total budget with contingency	**$24,430**	
Quotes / actual costs entered	$21,570	
Forecast line items	$22,020	
Approved change orders	+$1,030	
Pending change orders (not counted yet)	+$900	
Forecast total cost	**$23,050**	
Over / (under) total budget	-$1,380	

Contingency tracker

Contingency budget	$3,190
Used by line-item overruns	+$780
Used by approved change orders	+$1,030
Contingency remaining	**$1,380**
% remaining	43%
Status	On track

Payments

Adjusted contract	$30,830
Paid to date	$11,870
Left to pay	**$18,960**

Budget vs. forecast by project

Project	Budget	Quoted / actual	Forecast	Over / (under)	Status
Bathroom	$19,180	$19,430	$19,880	+$700	Over
All projects	$2,060	$2,140	$2,140	+$80	Over
Total line items	**$21,240**	**$21,570**	**$22,020**	+$780	✓ ties to budget

Budget vs. forecast by category

Category	Budget	Quoted / actual	Forecast	Over / (under)	Status
Permits & design	$540	$510	$510	-$30	On or under
Demolition & disposal	$1,720	$1,620	$1,620	-$100	On or under
Site, cleanup & dumpster	$1,120	$1,200	$1,200	+$80	Over
Foundation & framing	$690	$670	$670	-$20	On or under
Tile & waterproofing	$4,600	$4,960	$4,960	+$360	Over
Plumbing & fixtures	$8,280	$8,670	$8,670	+$390	Over
Electrical & lighting	$1,410	$1,420	$1,420	+$10	Over
Paint	$370	$380	$380	+$10	Over
Labor & overhead	$2,060	$2,140	$2,140	+$80	Over
Other	$450	$0	$450	$0	Not quoted yet
Total line items	**$21,240**	**$21,570**	**$22,020**	+$780	✓ ties to budget

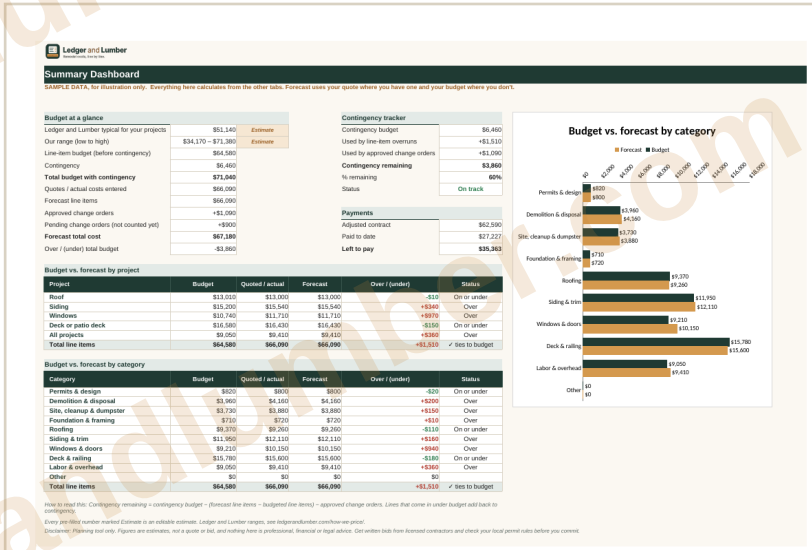
How to read this: Contingency remaining = contingency budget − (forecast line items − budgeted line items) − approved change orders. Lines that come in under budget add back to contingency.

Every pre-filled number marked Estimate is an editable estimate. Ledger and Lumber ranges, see ledgerandlumber.com/how-we-price/.

Disclaimer: Planning tool only. Figures are estimates, not a quote or bid, and nothing here is professional, financial or legal advice. Get written bids from licensed contractors and check your local permit rules before you commit.

Ledger and Lumber - ledgerandlumber.com - Planning tool, not a quote

Summary Dashboard - Page 8 of 8



Ledger and Lumber

Summary Dashboard

SAMPLE DATA, for illustration only. Everything here calculates from the other tabs. Forecast uses your quote where you have one and your budget where you don't.

Budget at a glance

Ledger and Lumber typical for your projects	$51,140	Estimate
Our range (low to high)	$34,170 – $71,380	Estimate
Line-item budget (before contingency)	$64,580	
Contingency	$6,460	
Total budget with contingency	**$71,040**	
Quotes / actual costs entered	$66,090	
Forecast line items	$66,090	
Approved change orders	+$1,090	
Pending change orders (not counted yet)	+$900	
Forecast total cost	**$67,180**	
Over / (under) total budget	-$3,860	

Contingency tracker

Contingency budget	$6,460
Used by line-item overruns	+$1,510
Used by approved change orders	+$1,090
Contingency remaining	**$3,860**
% remaining	60%
Status	On track

Payments

Adjusted contract	$62,590
Paid to date	$27,227
Left to pay	**$35,363**

Budget vs. forecast by project

Project	Budget	Quoted / actual	Forecast	Over / (under)	Status
Roof	$13,010	$13,000	$13,000	-$10	On or under
Siding	$15,200	$15,540	$15,540	+$340	Over
Windows	$10,740	$11,710	$11,710	+$970	Over
Deck or patio deck	$16,580	$16,430	$16,430	-$150	On or under
All projects	$9,050	$9,410	$9,410	+$360	Over
Total line items	**$64,580**	**$66,090**	**$66,090**	+$1,510	✓ ties to budget

Budget vs. forecast by category

Category	Budget	Quoted / actual	Forecast	Over / (under)	Status
Permits & design	$820	$800	$800	-$20	On or under
Demolition & disposal	$3,960	$4,160	$4,160	+$200	Over
Site, cleanup & dumpster	$3,730	$3,880	$3,880	+$150	Over
Foundation & framing	$710	$720	$720	+$10	Over
Roofing	$9,370	$9,260	$9,260	-$110	On or under
Siding & trim	$11,950	$12,110	$12,110	+$160	Over
Windows & doors	$9,210	$10,150	$10,150	+$940	Over
Deck & railing	$15,780	$15,600	$15,600	-$180	On or under
Labor & overhead	$9,050	$9,410	$9,410	+$360	Over
Other	$0	$0	$0	$0	
Total line items	**$64,580**	**$66,090**	**$66,090**	+$1,510	✓ ties to budget

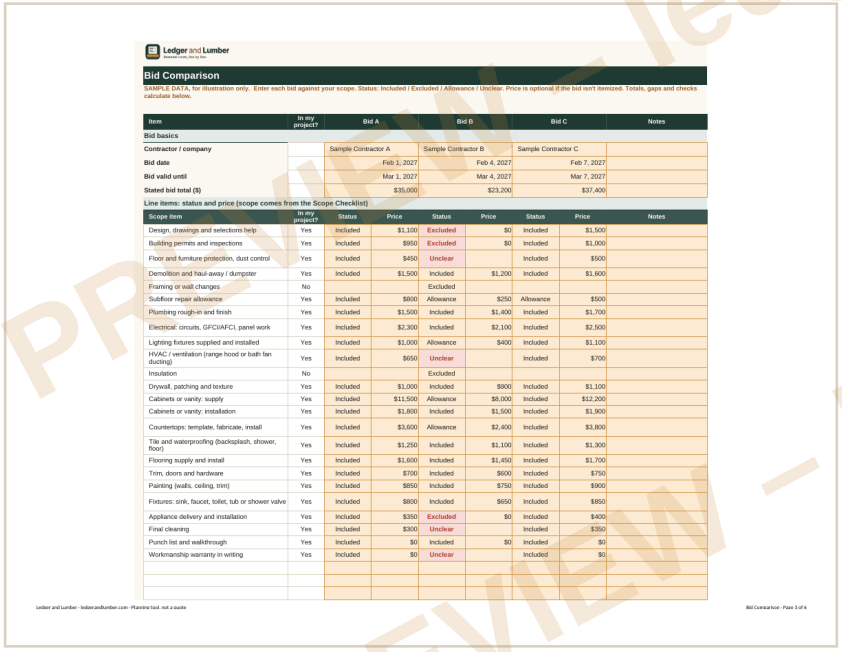
How to read this: Contingency remaining = contingency budget − (forecast line items − budgeted line items) − approved change orders. Lines that come in under budget add back to contingency.

Every pre-filled number marked Estimate is an editable estimate. Ledger and Lumber ranges, see ledgerandlumber.com/how-we-price/.

Disclaimer: Planning tool only. Figures are estimates, not a quote or bid, and nothing here is professional, financial or legal advice. Get written bids from licensed contractors and check your local permit rules before you commit.

Ledger and Lumber - ledgerandlumber.com - Planning tool, not a quote

Summary Dashboard - Page 9 of 9



Ledger and Lumber

Bid Comparison

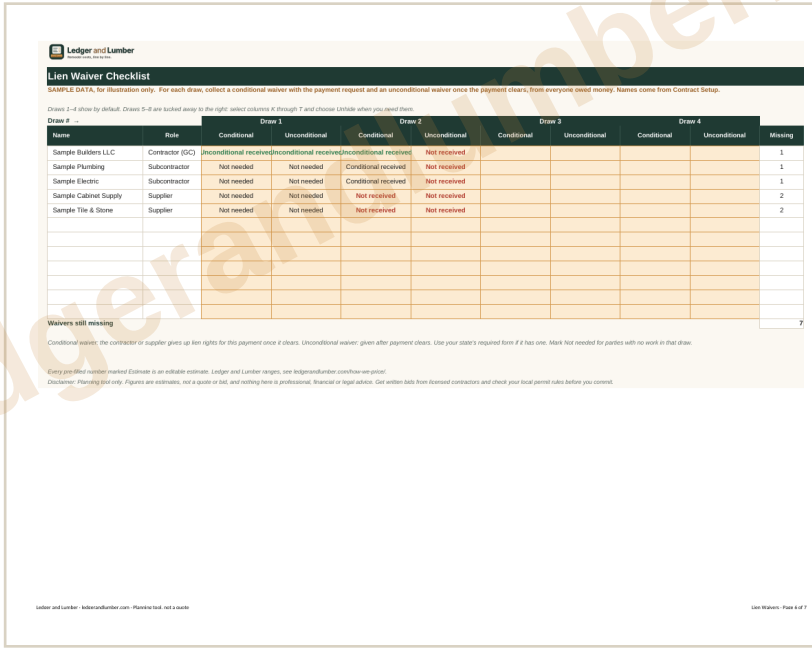
SAMPLE DATA, for illustration only. Enter each bid against your scope. Status: Included / Excluded / Allowance / Unclear. Price is optional if the bid isn't itemized. Totals, gaps and checks calculate below.

Item	In my project?	Bid A	Bid B	Bid C	Notes
Bid basics					
Contractor / company		Sample Contractor A	Sample Contractor B	Sample Contractor C	
Bid date		Feb 1, 2027	Feb 4, 2027	Feb 7, 2027	
Bid valid until		Mar 1, 2027	Mar 4, 2027	Mar 7, 2027	
Stated bid total ($)		$35,000	$23,200	$37,400	
Line items: status and price (scope comes from the Scope Checklist)					

Scope item	In my project?	Status	Price	Status	Price	Status	Price	Notes
Design, drawings and selections help	Yes	Included	$1,100	Excluded	$0	Included	$1,500	
Building permits and inspections	Yes	Included	$950	Excluded	$0	Included	$1,000	
Floor and furniture protection, dust control	Yes	Included	$450	Unclear		Included	$500	
Demolition and haul-away / dumpster	Yes	Included	$1,500	Included	$1,200	Included	$1,600	
Framing or wall changes	No			Excluded				
Subfloor repair allowance	Yes	Included	$800	Allowance	$250	Allowance	$500	
Plumbing rough-in and finish	Yes	Included	$1,500	Included	$1,400	Included	$1,700	
Electrical: circuits, GFCI/AFCI, panel work	Yes	Included	$2,300	Included	$2,100	Included	$2,500	
Lighting fixtures supplied and installed	Yes	Included	$1,000	Allowance	$400	Included	$1,100	
HVAC / ventilation (range hood or bath fan ducting)	Yes	Included	$650	Unclear		Included	$700	
Insulation	No			Excluded				
Drywall, patching and texture	Yes	Included	$1,000	Included	$900	Included	$1,100	
Cabinets or vanity: supply	Yes	Included	$11,500	Allowance	$8,000	Included	$12,200	
Cabinets or vanity: installation	Yes	Included	$1,800	Included	$1,500	Included	$1,900	
Countertops: template, fabricate, install	Yes	Included	$3,600	Allowance	$2,400	Included	$3,800	
Tile and waterproofing (backsplash, shower, floor)	Yes	Included	$1,250	Included	$1,100	Included	$1,300	
Flooring supply and install	Yes	Included	$1,600	Included	$1,450	Included	$1,700	
Trim, doors and hardware	Yes	Included	$700	Included	$600	Included	$750	
Painting (walls, ceiling, trim)	Yes	Included	$850	Included	$750	Included	$900	
Fixtures: sink, faucet, toilet, tub or shower valve	Yes	Included	$800	Included	$650	Included	$850	
Appliance delivery and installation	Yes	Included	$350	Excluded	$0	Included	$400	
Final cleaning	Yes	Included	$300	Unclear		Included	$350	
Punch list and walkthrough	Yes	Included	$0	Included	$0	Included	$0	
Workmanship warranty in writing	Yes	Included	$0	Unclear		Included	$0	

Ledger and Lumber - ledgerandlumber.com - Planning tool, not a quote

Bid Comparison - Page 3 of 6



Ledger and Lumber

Lien Waiver Checklist

SAMPLE DATA, for illustration only. For each draw, collect a conditional waiver with the payment request and an unconditional waiver once the payment clears, from everyone owed money. Names come from Contract Setup.

Draws 1–4 show by default. Draws 5–8 are tucked away to the right: select columns K through T and choose Unhide when you need them.

Draw # →		Draw 1		Draw 2		Draw 3		Draw 4		
Name	**Role**	**Conditional**	**Unconditional**	**Conditional**	**Unconditional**	**Conditional**	**Unconditional**	**Conditional**	**Unconditional**	**Missing**
Sample Builders LLC	Contractor (GC)	Unconditional receive	Unconditional receive	Unconditional receive	Not received					1
Sample Plumbing	Subcontractor	Not needed	Not needed	Conditional received	Not received					1
Sample Electric	Subcontractor	Not needed	Not needed	Conditional received	Not received					1
Sample Cabinet Supply	Supplier	Not needed	Not needed	Not received	Not received					2
Sample Tile & Stone	Supplier	Not needed	Not needed	Not received	Not received					2
Waivers still missing										7

Conditional waiver: the contractor or supplier gives up lien rights for this payment once it clears. Unconditional waiver: given after payment clears. Use your state's required form if it has one. Mark Not needed for parties with no work in that draw.

Every pre-filled number marked Estimate is an editable estimate. Ledger and Lumber ranges, see ledgerandlumber.com/how-we-price/.

Disclaimer: Planning tool only. Figures are estimates, not a quote or bid, and nothing here is professional, financial or legal advice. Get written bids from licensed contractors and check your local permit rules before you commit.

Ledger and Lumber - ledgerandlumber.com - Planning tool, not a quote

Lien Waivers - Page 8 of 7

PREVIEW – ledgerandlumber.com

Shown with sample data. Opens in Excel and Google Sheets.

PREVIEW – ledgerandlumber.com

What you get

- 4 line-item budget workbooks (kitchen, bath, basement/addition, exterior)
- Contractor Bid Comparison Sheet
- Remodel Payment & Draw Tracker
- Contingency, payment-schedule and change-order tabs
- $46 if bought separately

Templates included

- Kitchen Remodel Budget Workbook
- Bathroom Remodel Budget Workbook
- Basement & Addition Budget Workbook
- Exterior Projects Budget Workbook
- Contractor Bid Comparison Sheet
- Remodel Payment & Draw Tracker

Instant download for Excel and Google Sheets. No macros, no login.

Get the full version: $19

https://ledgerandlumber.com/templates/planning-kit/

PREVIEW – ledgerandlumber.com