

CASH UNCOMPLICATED

**A NEW MINDSET
TO BUILDING WEALTH**



AARON NANNINI

CASHUNCOMPLICATED.COM

Supplemental Material for Audiobook

Thank you for purchasing the audiobook! As a special thank you; all charts, graphs, visuals, and action steps are included in this free downloadable PDF. All visuals are in order of appearance by chapter. Please email me directly at aaron@cashuncomplicated.com if you have any questions or feedback about the book. Thank you!

CASHUNCOMPLICATED.COM

Chapter 1: Mindset and Values

Action Step

Write your top 5 highest rated values below. What are your highest rated values? Did you rate family highest? Health? Faith? Personal growth? What made the top five? Are you currently living your life to your highest rated values? How do your spending habits align with your values? In this exercise, many people find their spending is out of alignment with their values. If that is the case for you, then some changes are in your future to align your values with your spending.

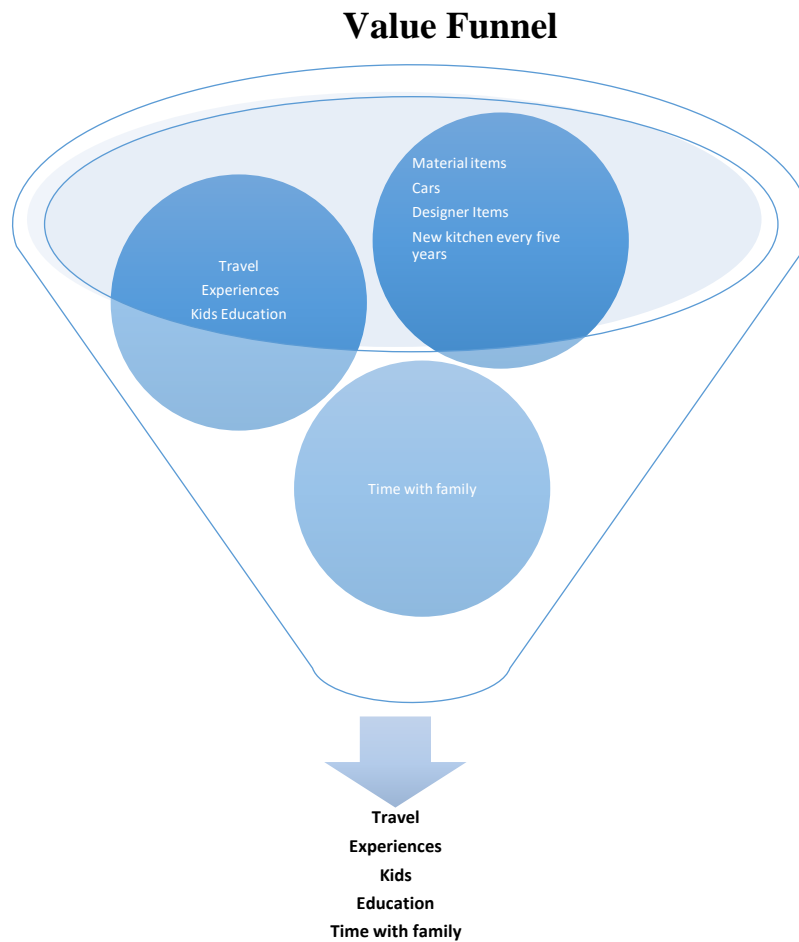
Highest Life Values

Highest Value #1	
Highest Value #2	
Highest Value #3	
Highest Value #4	
Highest Value #5	

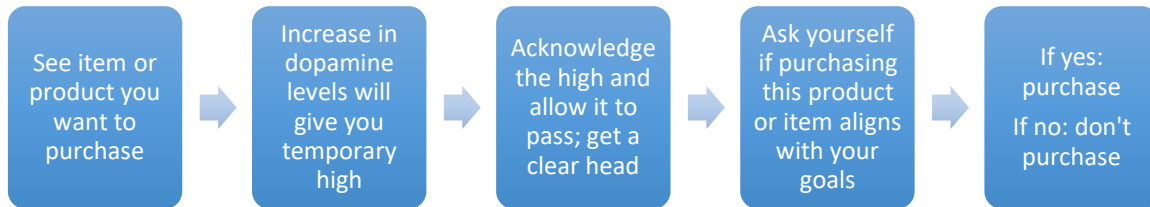
Highest Life Values (Example)

Highest Value #1	Positive relationships with family and friends—spending lots of time with and being fully engaged
Highest Value #2	Consistent exercise and healthy eating
Highest Value #3	Personal and professional growth—keep learning, keep improving, make a difference, help others
Highest Value #4	Stable finances with strong investments, strong financial reserves, value based spending—all without consumer debt
Highest Value #5	Travel, recreation

Chapter 2: It's Not About Deprivation: Frugality and Value-Based Spending



Spending Assessment Model



Action Step

Name one spending habit that does not align with your values and take the steps to change the habit.

Chapter 3: Don't Compare Yourself to the Joneses, Because the Joneses Might Be Broke

Action Step

Identify one person you compare yourself to and stop comparing yourself to that person today.

Chapter 4: Getting Out of the Paycheck to Paycheck Trap: Automating Your Savings and Paying Yourself First

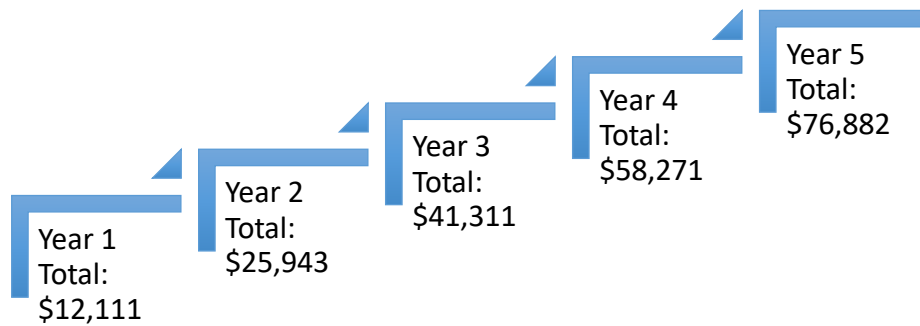
Total savings rate over \$1,000 a month, assuming a conservative 2 percent interest rate.

Total Monthly Income After Taxes	Emergency Fund	College/Education Savings (for those with children)	Car	Investments
\$5,000	\$200	\$150	\$150	\$500

Total After 1 Year	Total After 2 Years
\$12,111.63	\$24,466.71

Power of the Pay Increase

Monthly Income After Taxes	Emergency Fund	College-Education Savings (for those with children)	Cars	Investments	Total After Years End
Year 1: \$5,000 (Original Amount)	\$200	\$150	\$150	\$500	\$12,112
Year 2: Adding 2 percent pay increase. Total pay \$5,100	\$200	\$150	\$150	\$600 (\$100 more than year 1)	\$25,943
Year 3: Adding 2 percent pay increase. Total pay \$5,202	\$200	\$150	\$150	\$702 (\$202 more than year 1)	\$41,311
Year 4: Adding 2 percent pay increase. Total pay \$5,306	\$200	\$150	\$150	\$806 (\$306 more than year 1)	\$58,272
Year 5: Adding 2 percent pay increase. Total pay \$5,412	\$200	\$150	\$150	\$912 (\$412 more than year 1)	\$76,882



Comparison Between 2% Online Savings Account and 10% Vanguard Index Fund

	Year 1	Year 5
2% Online Savings Account	\$3,468	\$13,844
10% Vanguard Index Fund	\$3,740	\$17,728

Year 10	Year 15	Year 20	Year 30
\$28,024	\$43,680	\$60,966	\$101,122
\$44,669	\$88,057	\$157,934	\$451,714

Action Step

Open an online savings account and automatically have money withdrawn monthly. You can withdraw directly from your paycheck or from your checking account. Create sub-accounts for the things you value, for example: emergency fund, fun money, or vacations.

Chapter 5: Reallocating Money to Create Long-Term Wealth

The chart below provides a few strategies on how you can reallocate from one fund to another. Using the example above, you have met your goal of three months of income in your emergency fund and are ready to move your contributions away from the emergency fund into another account.

	Former Contribution to Emergency Fund (Monthly)	Former Contribution to Investment Fund (Monthly)	New Contribution to Emergency Fund (Monthly)	New Contribution to Investment Fund (Monthly)	Total Contribution (Monthly)
Sample Strategy One	\$300	\$300	\$100	\$500	\$600
Sample Strategy Two	\$300	\$300	\$75	\$525	\$600
Sample Strategy Three	\$300	\$300	\$50	\$550	\$600

Debts Paid Off

The second reallocation of funds will come from former debts you have paid off. Once you pay off all your targeted debts, you now have money to move into your savings and investment accounts. The key again is to immediately reallocate the money into the accounts you have created. If you don't, there's an excellent chance you'll get used to the new money and just spend it. Don't let yourself fall into this trap, make sure to immediately reallocate the money. Here's an example using different numbers than previous examples.

	Former Debt Payment on Student Loans (Monthly)	Former Contribution to Investment Fund (Monthly)	Former Contribution to Education Fund (Monthly)	New Contribution to Investment Fund (Monthly)	New Contribution to Education Fund (Monthly)	Total New Contribution (Monthly)
Sample Strategy One	\$375	\$100	\$100	\$400	\$175	\$575
Sample Strategy Two	\$375	\$100	\$100	\$375	\$200	\$575
Sample Strategy Three	\$375	\$100	\$100	\$300	\$275	\$575

Action Steps

1. Develop one way to reallocate at least \$100 into an investment. Take that action now.
2. Think of one way to increase your income.

Chapter 6: Automating Separate Accounts and Avoiding Lifestyle Creep

In the example below, \$400 is put into investments, equaling 10 percent, \$275 is put into the emergency fund, \$100 into college savings while the remaining money is put into fun things like the vacation and throwaway fund. All of the funds equal 25 percent, which in this case is \$1,000.

Monthly Amount	Distribution Area
\$400	Investments
\$200	Vacation
\$275	Emergency Fund
\$100	College Savings
\$100	Throwaway Fund (Fun Money)
\$1,000	Total

Lifestyle Creep

	Monthly Salary After Taxes	Monthly Spending	Net Monthly Savings/Investments	Yearly Net Savings/Investments
Year 1	\$3,500	\$3,300	\$200	\$2,400
Year 2	\$3,605	\$3,405	\$200	\$2,400
Year 3	\$3,713	\$3,513	\$200	\$2,400
Year 4	\$3,824	\$3,624	\$200	\$2,400
Year 5	\$3,939	\$3,739	\$200	\$2,400
Year 6	\$4,057	\$3,857	\$200	\$2,400
Year 7	\$4,179	\$3,979	\$200	\$2,400
Year 8	\$4,304	\$4,104	\$200	\$2,400
Year 9	\$4,433	\$4,233	\$200	\$2,400
Year 10	\$4,566	\$4,366	\$200	\$2,400

Assumes 3 percent yearly pay increase and the same monthly savings.

Lifestyle Creep Reversed

	Monthly Salary After Taxes	Monthly Spending	Net Monthly Savings/Investments	Yearly Net Savings/Investments
Year 1	\$3,500	\$3,300	\$200	\$2,400
Year 2	\$3,605	\$3,300	\$305	\$3,660
Year 3	\$3,713	\$3,300	\$413	\$4,956
Year 4	\$3,824	\$3,300	\$524	\$6,288
Year 5	\$3,939	\$3,300	\$639	\$7,668
Year 6	\$4,057	\$3,300	\$757	\$9,084
Year 7	\$4,179	\$3,300	\$879	\$1,758
Year 8	\$4,304	\$3,300	\$1,004	\$12,048
Year 9	\$4,433	\$3,300	\$1,133	13,596
Year 10	\$4,566	\$3,300	\$1,266	\$15,192

Assumes 3 percent yearly pay increase and the same monthly savings.

Action Steps

1. Automate your savings. Set up accounts at the start of each month so that your money is automatically transferred to an investment account.
2. As soon as you get your next pay increase, have that money automatically transferred monthly to an investment account.

Chapter 7: Bad Debt, and How to Get Out of It

Use the template below or create your own to write down all debts. Include the interest rate, balance, and minimum monthly payments.

Debt Type	Interest Rate	Balance	Minimum Monthly Payments
Emergency Fund	2% positive interest	N/A	\$100
Investments	10% positive interest (average return)	N/A	\$50
Total			

Example Template

Debt Type	Interest Rate	Balance	Minimum Monthly Payments
Credit Card 1	13.99%	\$6,500	\$260
Credit Card 2	11.54%	\$7,800	\$312
Department Store Card	11.55%	\$495	\$19.80
Jewelry Store Credit	6%	\$800	\$32
Furniture Store Credit	11.95%	\$1,700	\$68
Tire Store Credit	3.70%	\$385	\$15.40
Car Payment 1	2.80%	\$27,455	\$490.89
Car Payment 2	3.88%	\$8,700	\$159.75
Monthly Mortgage	3.65%	\$300,000 (not original amount of loan)	\$1,455.71
Property Tax and Insurance	N/A	Monthly	\$350
Emergency Fund	2% positive interest	N/A	\$100
Investments	10% positive interest (average return)	N/A	\$50
Total	N/A	\$353,835 (not including interest)	\$3,313.75

Expensive Car vs. Inexpensive Car

	Monthly Payments	Number of Years
Keeping “Expensive” Car	\$490.89	5
Selling “Expensive” Car	\$490.89 (using money for replacement car)	1.5

Payments for Different Mortgage Rates

\$450,000 balance	Monthly Payments	Total Paid Over 30 Years
3.5%	\$2,021	\$727,452
4.5%	\$2,280	\$820,830
5.5%	\$2,555	\$919,818

Payments for Different Credit Card Rates

\$6,500 Balance	Total Amount Paid	Years of Payments
12%	\$8,600	10 years, 2 months
14%	\$9,093	10 years, 8 months
16%	\$9,647	11 years, 4 months
18%	\$10,273	12 years

Debt Payoff Order for Each System

Bad Debt Type	Interest Rate	Balance	Order to Be Paid Using Debt Snowball	Order to Be Paid Off Using Debt Avalanche	Order to Be Paid Off Using a Hybrid System
Credit Card 1	12.99%	\$6,500	5	2	6
Credit Card 2	13.54%	\$7,800	6	1	5
Department Store Card	11.55%	\$495	2	4	2
Jewelry Store Credit	6%	\$800	3	5	3
Furniture Store Credit	11.95%	\$1,700	4	3	4
Tire Store Credit	3.70%	\$385	1	6	1
Car Payment 1	3.65%	\$27,455 (if not selling)	8	7	7
Car Payment 2	2.80%	\$8,700	7	8	8

Action Steps

1. Fill out the debt chart.
2. Write down the debts you can simply sell off to eliminate. Sell those items within one month, starting with the most expensive items. This simple step alone may eliminate a great portion of your debt.
3. Refinance and/or renegotiate interest rates.
4. Pick a debt payoff strategy and stick with it until all bad debt is paid off.

Debt Type	Interest Rate	Balance	Minimum Monthly Payments
Emergency Fund	2% positive interest	N/A	\$100
Investments	10% positive interest (average return)	N/A	\$50
Total			

Note: This is the same chart as earlier in the chapter

Chapter 8: Credit Cards: To Use or Not to Use

Action Steps

1. Determine whether or not you want to use a credit card.
2. If you are in credit card debt, make sure the payments are included in your debt payoff plan from Chapter 7.

Chapter 9: “Good Debt,” and Leveraging Debt

Suppose you purchase a rental property in an A or B class neighborhood using these numbers:

Purchase Price	\$100,000
20% Down Payment	\$20,000
Closing Costs	\$3,000
Total Down Payment (Including Closing Costs)	\$23,000
Monthly Rent	\$1,000
Principal and Interest (5.5%)	\$454
Insurance	\$30
Property Taxes	\$100
Property Management	\$100
Vacancies Allowance	\$50
Repairs Allowance	\$70
Capital Expenditures Allowance	\$70
Total Monthly Income	\$1,000
Total Monthly Expenses	\$874
Total Monthly Cash Flow	\$126

Yearly Appreciation

5.4% yearly appreciation rate*	2009 Value (and purchase price)	2010 Value	2011 Value	2012 Value	2013 Value
000 Main Street	\$225,000	\$237,150	\$249,956	\$263,454	\$277,681
000 Highland Way	\$140,000	\$147,560	\$155,528	\$163,927	\$172,779
000 Johnson Avenue	\$45,000	\$47,430	\$49,991	\$52,691	\$55,536

5.4% yearly appreciation rate*	2014 Value	2015 Value	2016 Value	2017 Value	2018 Value	2019 Value
000 Main Street	\$292,676	\$308,480	\$325,138	\$342,695	\$361,201	\$380,706
000 Highland Way	\$182,109	\$191,943	\$202,308	\$213,233	\$224,748	\$236,884
000 Johnson Avenue	\$58,535	\$61,696	\$65,028	\$68,540	\$72,241	\$76,142

*Historical data provided by the National Association of Realtors indicates that homes increased in value on average 5.4 percent annually from 1968 to 2009.

3 Percent Rent Increases

3% yearly rent increase	2009 Monthly Rent	2010 Monthly Rent	2011 Monthly Rent	2012 Monthly Rent	2013 Monthly Rent
000 Main Street	\$2,300	\$2,369	\$2,440	\$2,513	\$2,578
000 Highland Way	\$1,400	\$1,442	\$1,485	\$1,530	\$1,576
000 Johnson Avenue	\$650	\$670	\$690	\$711	\$732

3% yearly rent increase	2014 Monthly Rent	2015 Monthly Rent	2016 Monthly Rent	2017 Monthly Rent	2018 Monthly Rent
000 Main Street	\$2,655	\$2,735	\$2,817	\$2,902	\$2,989
000 Highland Way	\$1,623	\$1,672	\$1,722	\$1,774	\$1,827
000 Johnson Avenue	\$754	\$777	\$800	\$824	\$849

4 Percent Rent Increases

4% yearly rent increase	2009 Monthly Rent	2010 Monthly Rent	2011 Monthly Rent	2012 Monthly Rent	2013 Monthly Rent
000 Main Street	\$2,300	\$2,392	\$2,4878	\$2,587	\$2,691
000 Highland Way	\$1,400	\$1,456	\$1,500	\$1,560	\$1,622
000 Johnson Avenue	\$650	\$676	\$703	\$731	\$760

4% yearly rent increase	2014 Monthly Rent	2015 Monthly Rent	2016 Monthly Rent	2017 Monthly Rent	2018 Monthly Rent
000 Main Street	\$2,798	\$2,910	\$3,027	\$3,148	\$3,274
000 Highland Way	\$1,687	\$1,754	\$1,824	\$1,897	\$1,973
000 Johnson Avenue	\$790	\$822	\$855	\$889	\$925

5 Percent Rent Increases

5% yearly rent increase	2009 Monthly Rent	2010 Monthly Rent	2011 Monthly Rent	2012 Monthly Rent	2013 Monthly Rent
000 Main Street	\$2,300	\$2,415	\$2,536	\$2,663	\$2,796
000 Highland Way	\$1,400	\$1,470	\$1,544	\$1,621	\$1,702
000 Johnson Avenue	\$650	\$683	\$717	\$753	\$791

5% yearly rent increase	2014 Monthly Rent	2015 Monthly Rent	2016 Monthly Rent	2017 Monthly Rent	2018 Monthly Rent
000 Main Street	\$2,935	\$3,082	\$3,236	\$3,398	\$3,568
000 Highland Way	\$1,787	\$1,876	\$1,970	\$2,068	\$2,171
000 Johnson Avenue	\$831	\$873	\$917	\$963	\$1,011

Action Step

Write down all your good debt. Decide if you want to keep it or pay it off.

Chapter 10: The Silent Killers: Financing Luxury Items and Spending Money While at Work

Monthly Income for John and Marie & Tina and Nick

	Monthly Income After Taxes	Monthly Expenses	Monthly Passive Investment Income	Total Monthly Savings & Investments
John and Marie	\$14,000	\$14,000+	N/A	\$0
Tina and Nick	\$7,785	\$4,575	\$200	\$3,500

Action Steps

1. Eliminate at least one unnecessary expense at work.
2. If you are currently financing a luxury item and feel stressed about the payments, consider selling it.

Chapter 11: Cars: The Shocking Cost and the Myth of Car Loans

Real Costs of an Automobile Purchase: Very Popular 2019 SUV

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Tax Credit	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,310	\$1,356	\$1,403	\$1,452	\$1,503	\$7,024
Maintenance	\$298	\$888	\$441	\$2,239	\$947	\$4,813
Repairs	\$0	\$0	\$152	\$362	\$529	\$1,043
Taxes and Fees	\$3,135	\$236	\$221	\$207	\$191	\$3,990
Financing Interest	\$1,911	\$1,537	\$1,138	\$712	\$257	\$5,555
Depreciation	\$8,749	\$2,268	\$2,147	\$2,518	\$2,384	\$18,066
Fuel	\$3,024	\$3,115	\$3,208	\$3,304	\$3,403	\$16,054
Cost to Own	\$18,427	\$9,400	\$8,710	\$10,794	\$9,214	\$56,545

Real Costs of an Automobile Purchase: Used 2016 Four Door Sedan

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Tax Credit	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$1,309	\$1,348	\$1,389	\$1,430	\$1,473	\$6,949
Maintenance	\$329	\$1,730	\$755	\$1,124	\$1,352	\$5,290
Repairs	\$250	\$367	\$427	\$500	\$583	\$2,127
Taxes and Fees	\$1,299	\$141	\$132	\$124	\$117	\$1,813
Financing Interest	\$812	\$653	\$484	\$302	\$109	\$2,360
Depreciation	\$2,759	\$1,354	\$1,192	\$1,056	\$948	\$7,309
Fuel	\$1,557	\$1,604	\$1,652	\$1,702	\$1,753	\$8,268
Cost to Own	\$8,315	\$7,197	\$6,031	\$6,238	\$6,335	\$34,116

Side by Side Comparison of New SUV and Used Four Door Sedan

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Fuel-SUV	\$3,024	\$3,115	\$3,208	\$3,304	\$3,403	\$16,054
Fuel-Four Door Sedan	\$1,557	\$1,604	\$1,652	\$1,702	\$1,753	\$8,268
Difference	\$1,467	\$1,511	\$1,556	\$1,602	\$1,650	\$7,786

Opportunity Cost of Insurance: 2019 SUV

Start	Year 1	Year 5	Year 10	Year 20	Year 30
\$7,024	\$7,726	\$11,312	\$18,218	\$47,254	\$122,565

Opportunity Cost of Maintenance: 2019 SUV

Start	Year 1	Year 5	Year 10	Year 20	Year 30
\$4,813	\$5,294	\$7,751	\$12,484	\$32,379	\$83,984

Opportunity Cost of Repairs: 2019 SUV

Start	Year 1	Year 5	Year 10	Year 20	Year 30
\$1,043	\$1,147	\$1,680	\$2,705	\$7,017	\$18,200

Opportunity Cost of Taxes and Fees: 2019 SUV

Start	Year 1	Year 5	Year 10	Year 20	Year 30
\$3,990	\$4,389	\$6,426	\$10,349	\$26,843	\$69,623

Opportunity Cost of Financing Cars: 2019 SUV

Start	Year 1	Year 5	Year 10	Year 20	Year 30
\$5,555	\$6,111	\$8,946	\$14,408	\$37,371	\$96,931

Opportunity Cost of Depreciation: 2019 SUV

Start	Year 1	Year 5	Year 10	Year 20	Year 30
\$18,066	\$19,873	\$29,095	\$46,859	\$121,539	\$315,241

Car Purchased 12 Years Ago for \$30,000 With a 17% Depreciation Rate

\$30,000 Purchase Price	Year 1	Year 2	Year 3	Year 4	Year 5
Yearly Depreciation Amount	\$5,100	\$4,233	\$3,513	\$2,916	\$2,420

Year 6	Year 7	Year 9	Year 9	Year 10	Year 11	Year 12
\$2,009	\$1,667	\$1,384	\$1,149	\$953	\$791	\$657

Opportunity Cost of Fuel: 2019 SUV

Start	Year 1	Year 5	Year 10	Year 20	Year 30
\$16,054	\$17,659	\$25,855	\$41,640	\$108,033	\$280,133

Opportunity Cost of Fuel: Used 2016 Sedan vs. 2019 SUV

Start	Year 1	Year 5	Year 10	Year 20	Year 30
\$7,786	\$8,565	\$12,539	\$20,195	\$52,380	\$135,861

If Family With Two 2019 SUV's Sold One of the SUV's

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Cost to Own	\$18,427	\$9,400	\$8,710	\$10,794	\$9,214	\$56,545

If Family Invested \$56,545 Over a 30-Year Period

Start	Year 1	Year 5	Year 10	Year 20	Year 30
\$56,545	\$62,200	\$91,066	\$146,663	\$380,406	\$986,676

If Family Invested \$113,090 (\$56,545 x 2) Instead of Purchasing Two SUV's Over a 30-Year Period

Start	Year 1	Year 5	Year 10	Year 20	Year 30
\$113,090	\$124,399	\$182,133	\$293,326	\$760,813	\$1,973,353

Action Steps

1. Find at least two ways you can reduce car costs. Implement those steps immediately.
2. Take five minutes to just think about the possibility of having one car or no cars.

Chapter 12: Intentional Shopping

Average Price of Fruit-Southern California

	Price in Winter	Price in Summer	Approximate Price Difference	Optimal Time to Buy
Oranges	\$0.40-\$1.00/lb.	\$0.89-\$1.50/lb.	\$0.50/lb.	Winter
Cantaloupe	\$2.00-\$3.50 each	\$0.50-\$1.50 each	\$1.50 each	Summer
Peaches	\$1.25-\$1.75/lb.	\$0.75-\$1.25/lb.	\$0.50/lb.	Summer
Strawberries	\$2.00-\$3.00/lb.	\$1.00-\$1.50/lb.	\$1.00/lb.	Summer
Broccoli	\$0.79-\$1.80/lb.	\$1.30-\$2.50/lb.	\$0.50/lb.	Winter
Zucchini	\$2.00-\$3.50/lb.	\$1.00-\$2.25/lb.	\$1.00/lb.	Summer

Action Step

Write down one item at the grocery store you can consistently get for a lower price.

Chapter 13: Tracking Your Money

Spending Tracker

Item	Date Purchased	Cost	Necessity?	If not a necessity, value number (1-10)

Spending Tracker Example

Item	Date Purchased	Cost	Necessity?	If not a necessity, value number (1-10)
Vacuum Cleaner	1/10/19	\$175	Yes	
Stainless Steel Trash Can	1/10/19	\$55	No	4
Jeans	1/12/19	\$32	No	8
Softball Shirt	1/17/19	\$17	No	7
Video Game	1/22/19	\$30	No	6
Running Shoes	1/29/19	\$80	No	9
Dress Shirt	1/30/19	\$40	No	3
Dog Food	1/30/19	\$30	Yes	

Grocery Tracker

Grocery Item	Date Purchased	Cost	Reasonably Healthy and Necessary?	If not healthy and necessary, value number (1-10)

Grocery Tracker Example

Grocery Item	Date Purchased	Cost	Reasonably Healthy and Necessary?	If not healthy and necessary, value number (1-10)
9 Apples	4/1/19	\$5.50	Yes	
15 Oranges	4/1/19	\$8.25	Yes	
Cheerios	4/1/19	\$3.50	Yes	
Protein Bars	4/1/19	\$4.00	Yes	
Candy Bar	4/1/19	\$1.25	No	4
Pasta	4/1/19	\$2.00	No	10
Carrots	4/1/19	\$1.99	Yes	
Two Bottles of Wine	4/1/19	\$11	No	9
Bananas	4/1/19	\$3.00	Yes	
Chicken	4/1/19	\$9.25	Yes	
Steak	4/1/19	\$14	No	8
Salad	4/1/19	\$3.50	Yes	
Candy	4/1/19	\$1.50	No	2
Ravioli	4/1/19	\$6.00	No	7
Salmon	4/1/19	\$8.00	Yes	
Rice	4/1/19	\$2.99	Yes	

Action Step

Track your money for one month. Use the system below, create your own, or use an app like Mint. Note: once you start, you'll probably want to continue doing this every month.

Item	Date Purchased	Cost	Necessity?	If not a necessity, value number (1-10)

Chapter 14: Money as a Partner, and Saving to Invest

Compound Interest: You and Your Neighbor

	You	Your Neighbor	Difference
One Month	\$200	-\$200	\$400
One Year	\$2,640	-\$2,561	\$5,201
Five Years	\$16,117	-\$17,241	\$33,358
Ten Years	\$42,075	-\$51,818	\$93,893
Twenty Years	\$151,206	-\$260,249	\$411,455

Assuming a 10 percent rate, \$200 per month, and 14 percent interest rate on credit card, a spending rate of \$200/month.

Note: Example provided shows no payments made on the deb to give a true side by side comparison. In reality, creditors will require minimum payments and not allow you to borrow this much money.

Action Step

Set it up so that you automatically contribute 10 percent or more of your income every month to an investment account.

Chapter 15: Kids and Money

Look Familiar?

Toy Companies	Car Companies
Gotta have the newest and best.	Buy the newest and best car
This toy really is the best.	No other car comes close to this one.
Hot new thing, all the kids are getting it.	This car has everything, all your friends will envy you and want one.
Kids gathered around all playing the new game.	Fun, sun, bonfires at the beach, friends.
Fun with friends.	Driving around friends, everyone laughing.

The table below outlines a few examples of how you can organize what you teach your kids.

Financial Value (From Your Value System)	Possible Lessons	Principles
Spending focused on necessities and what you highly value.	-Make a list with your child before going to the grocery store.	Be intentional with shopping, utilize tools like lists.
Saving and investing part of the money you make.	-Set aside at least 10 percent of your child's allowance with them, go to the bank (physical branch or online) together and deposit the money. Match their contributions up to a certain dollar amount. -Teach children about compound interest and how investing a small part of their money makes a big difference.	Save and invest 10 percent or more of your income and 10 percent of your child's money, invest it wisely.
Knowing how much money you have.	-Involve your kids when you track your income. -Teach your kids to track their income, set up tools for them.	Track your spending.

Template for Teaching Your Children

Financial Value (From Your Value System)	Possible Lessons	Principles

Higher Education Resources

- <https://www.usnews.com/education/blogs/the-college-solution/2010/06/15/the-10-best-college-websites>
- <https://studentloanhero.com/featured/college-search-engine-find-dream-school/>
- <https://www.simpletuition.com/managing-finances/alternative-ways-to-pay-for-college/>

CASHUNCOMPLICATED.COM

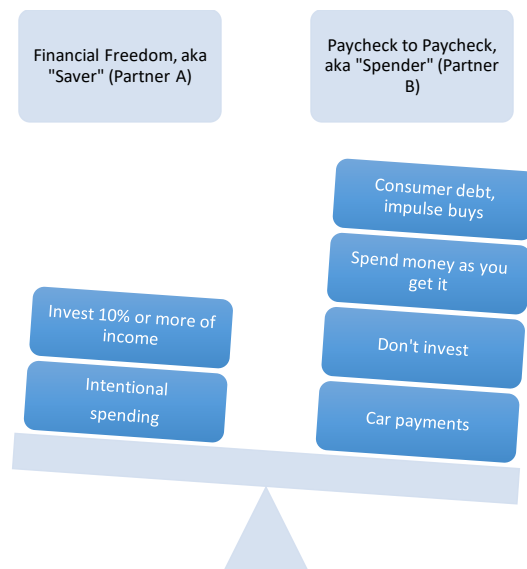
- <https://studentloanhero.com/featured/how-to-pay-for-college-strategies-help-you/>
- <https://clark.com/education/9-ways-to-pay-for-college-without-student-loans/>
- <https://www.collegevaluesonline.com/features/unique-ways-to-pay-for-college-that-dont-involve-loans/>

Action Steps

1. What are the top three things you value with your kids? For example, spending time together, education, or sports. Focus your financial efforts in these areas.
2. What is one area you are spending money on that you and your children don't value. For example, extra toys, music lessons your child hates, or takeout food. Eliminate that item and put the money toward something you value instead.

Chapter 16: Your Most Important Money Partner: Your Significant Other

Off Balance-Two People in a Relationship



Action Step

If you are in a long-term relationship, think of one step you can personally take that will help you work more cooperatively with your significant other regarding money. If you are single, think of one step you can take to improve your financial situation.

Chapter 17: Goal Setting

Short Term Goals-Example

Short-Term Financial Goal	First Action Step	Second Action Step
Spend under \$100 on this week's groceries	Take 15 minutes to meal plan for the week	Make a shopping list and include only items needed to make planned meals
Bring your lunch to work 4/5 days this week	Take your lunch bag out of the closet and put it where you can see it	Go to the store and purchase enough food for four lunches
Make your own coffee three to five days this week	Take the coffee pot out of the pantry and put on the counter	Put three filters next to coffee pot
Only use the vending machine at work once this week	Take all the money out of your wallet except for \$2 to be used for vending machine	Pack a bag of non-perishable, healthy snacks to bring to work. Leave some in your desk.
Spend under \$50 at the bar Friday night	Take only \$50 cash with you to the bar	Enjoy dinner and drinks at home or a friend's house before going out

Medium Range Goals-Example

Medium-Range Financial Goal	Action Step 1	Action Step 2
Save \$24,000 in two years	Get a side hustle, put all proceeds into account	Get a roommate, put all money collected into account
Pay off \$12,000 car note in one year	Increase your autopay from \$450/month to \$1,000/month	Have garage sale, immediately put proceeds towards car note
Invest 10 percent of your paycheck for the year	Open your computer and create an online investment account	Set up the online investment account to automatically deduct 10 percent of your paycheck
Max out Roth IRA this year (\$6,000)	Create Roth IRA account online	Automate savings in Roth IRA account to \$500/month
Purchase a rental property in the next three years	Read five books about real estate investing	Identify two potential markets to invest in, call five agents in each marketplace

Long Term Goals-Example

Long-Term Financial Goal	Action Step 1	Action Step 2
Be financially independent by age 50	Calculate how much money you'll need to be financially independent at that age	Set up a monthly plan to reach that amount of money
Send both kids to college without student loans	Develop strategy to pay for college	Research probable costs for college in the years your children will likely attend
Have today's equivalent to \$10,000 per month in passive income stream in 15 years	Develop an investment strategy	Calculate what you'll need to allocate over the next year to obtain that goal, then automate it
Pay off home by age 50	Ensure you already have best possible interest rate. If not, refinance into optimal rate	Develop pay down strategy and make it automatic (there are many available)

Goal Setting Matrix: From Good to Optimal

Good Start	Informally think about goals.			
Better	Informally think about goals.	Talk about one specific goal with a partner(s). Can be short-, medium-, or long-term.		
Great	Informally think about goals	Talk about one specific goal with a partner(s). Can be short-, medium-, or long-term.	Talk with a partner about goals. Write down all goals you talked about. Can be any combination of short-, medium-, and long-term goals. Effective method to document the conversation.	
Optimal	Informally think about goals.	Talk about one specific goal with a partner(s). Can be short-, medium-, or long-term.	Talk with a partner about goals. Write down all goals you talked about. Can be any combination of short-, medium-, and long-term goals. Effective method to document the conversation.	Systematically develop short-, medium-, and long-term goals in collaboration with a partner(s). Write down all goals and post them in a prominent place where you can see them every day. Schedule a time to revise goals on an annual, or semi-annual basis.

Action Step

Write down your short-, medium-, and long-term goals and place them in a prominent place where you can see them every day.

Short Term Goals

Short Term Financial Goal	First Action Step	Second Action Step

Medium Range Goals

Medium-Range Financial Goal	First Action Step	Second Action Step

Long Term Goals

Long-Term Financial Goal	First Action Step	Second Action Step

Chapter 18: Increasing Your Money Knowledge

Action Steps

1. In the next four days, listen to at least one podcast pertaining to personal finance. There are some recommendations of great podcasts in Appendix B.
2. Read at least one personal finance book in the next two months, in addition to this one. See Appendix A for book recommendations.

Chapter 19: Spending Money to Save Money: Hiring Professionals

Years of Training and Certifications Needed

Profession	Combined Years of School and Training	Required to Pass State Boards?
CPA	16+	Yes
Dentist	20+	Yes
Doctor	23+	Yes
Lawyer	19+	Yes

Action Step

Pick one high-leverage area of your life where it would be save you time and money to hire a professional rather than do it yourself. Hire that professional the next time you need their services—and make sure to ask friends and associates for recommendations before hiring them.

Chapter 20: Highest and Best Use of Time

Time Cost Example (Real Estate Agent)

	Time Cost	Multiplied by four (four open houses)
Advertising	.5 hours	2 hours
Talking with neighbors	1.5 hours	6 hours
Putting out and picking up signs	.5 hours	2 hours
Set up and clean up	.5 hours	2 hours
Holding house open	3 hours	12 hours
Writing offers	1.5 hours	N/A
Negotiation	4 hours	N/A
Inspections	3 hours	N/A
Miscellaneous paperwork and tasks	3 hours	N/A
Travel Time	1 hour	4 hours
Total Time	18.5 hours	28 hours

Average commission earned for every four open houses held on the weekend (after taxes)	\$2,700
Average dollar amount earned per hour	\$96

Cost of DIY Project

Activity	Estimated Time Amount
Research project	3 hours
Purchase supplies	1.5 hours
Set up	1.5 hours
Perform activity	7 hours
Back and forth trips to hardware store mid-project	2 hours
Test and clean up	2 hours
Total	17 hours
Total Money Saved	\$53 hour, \$900 for the project

Action Step

Identify your highest and best use of time and live accordingly.

Chapter 21: Financial Independence

Action Step

Take a minute to write down how you would live your life differently if you no longer had to work for money.

Appendix A: Book Recommendations

Personal Finance

David Bach, *The Automatic Millionaire*

David Bach, *The Latte Factor*

George S. Clason, *The Richest Man in Babylon*

J. L. Collins, *The Simple Path to Wealth*

Robert T. Kiyosaki, *Rich Dad's Cashflow Quadrant*

Robert T. Kiyosaki, *Rich Dad's Retire Rich, Retire Young*

Robert T. Kiyosaki, *Rich Dad, Poor Dad*

Dave Ramsey, *Total Money Makeover*

Vicki Robin, *Your Money or Your Life*

Thomas J. Stanley and William D. Danko, *The Millionaire Next Door*

Scott Trench, *Set for Life*

Real Estate

David Greene, *Long-Distance Real Estate Investing*

Gary Keller, *The Millionaire Real Estate Investor*

Brandon Turner, *The Book on Rental Property Investing*

Non-Finance Books

David Allen, *Getting Things Done*

James Allen, *As A Man Thinketh*

Bob Burg and John David Mann, *The Go-Giver*

Dale Carnegie, *How to Win Friends and Influence People*

James Clear, *Atomic Habits*

Paulo Coelho, *The Alchemist*

Stephen R. Covey, *The 7 Habits of Highly Effective People*

Charles Duhigg, *The Power of Habit*

Angela Duckworth, *Grit*

Annie Duke, *Thinking in Bets*

Hal Elrod, *Miracle Morning*

Darren Hardy, *The Compound Effect*

Napoleon Hill, *Think and Grow Rich*

Spencer Johnson, *Who Moved My Cheese?*

Gary Keller, *The One Thing*

Jim Loehr and Tony Schwartz, *The Power of Full Engagement*

OG Mandino, *The Greatest Salesman in the World*

Jim Rohn, *The Twelve Pillars*

David J. Schwartz, *The Magic of Thinking Big*

Robin Sharma, *The Monk Who Sold His Ferrari*

Chris Voss, *Never Split the Difference*

Bill Walsh, *The Score Takes Care of Itself*

Jocko Willink and Leif Babin, *Extreme Ownership*

John Wooden, *Wooden on Leadership*

Appendix B: Podcast Recommendations

Bigger Pockets Business Podcast

Bigger Pockets Money Podcast

Bigger Pockets Real Estate Podcast

The Brian Buffini Show

Darrendaily on Demand

Choose FI

The David Bach Show

Doughroller

The Real Estate Guys

Success Habits of Super Achievers

Appendix C: Personal Finance Website Recommendations

<https://affordanything.com/>

<https://biggerpockets.com/>

<https://www.choosefi.com/>

<https://www.coachcarson.com/>

<https://davidbach.com/>

<https://www.doughroller.net/>

<https://financialmentor.com/>

<https://financialpanther.com/>

<https://www.getrichslowly.org/>

<https://jlcollinsnh.com/>

<https://www.madfientist.com/>

<https://www.makingsenseofcents.com/>

<https://millennialmoney.com/>

<https://www.millionaireeducator.com/>

<https://www.mrmoneymustache.com/>

<https://ptmoney.com/>

<https://www.stackingbenjamins.com/>

CASHUNCOMPLICATED.COM