



**A G E N D A**  
CITY OF SEASIDE  
WATER ALLOCATION  
COMMITTEE

SPECIAL MEETING  
440 HARCOURT AVE (COUNCIL CHAMBER)  
Wednesday, January 14, 2026  
9:00 AM

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**NOTICE:** *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

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**VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS**

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://ci-seaside-ca-us.zoom.us/j/88357786712>  
**WEBINAR ID:** 883 5778 6712
3. To participate by phone: Please call (669) 900-9128  
Enter the meeting ID 883 5778 6712 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
  - Before the Meeting via Email: Written comments can be emailed to [CityClerk@ci.seaside.ca.us](mailto:CityClerk@ci.seaside.ca.us) Include the following subject line: "Public Comment Item #\_\_\_" (insert the agenda item number relevant to your comment). Written comments must be received at least two (2) hours prior to the meeting time on the day of the meeting.
  - During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press \*9.

**IN PERSON PARTICIPATION INSTRUCTIONS**

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

**1. CALL TO ORDER**

**2. ROLL CALL - WATER ALLOCATION COMMITTEE**

Thomas Korman City Engineer  
Andrew Myrick Housing and Planning Manager  
Greg McDanel City Manager

**3. PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Public Comments for "Presentations" on this agenda are also taken at this time; comments on specific agenda items are heard under that item. For the public record, please state your name.

**4. STAFF COMMUNICATION**

**5. BUSINESS ITEMS**

**A. WATER ALLOCATION APPLICATION WA-2025-002. DAVI FAMILY TRUST, PROPERTY OWNER, AND MAYRA CUEVAS, PROJECT APPLICANT, REQUEST WATER ALLOCATION APPROVAL FOR A RESTAURANT WITH TABLE SERVICE AT 1250A & B FREMONT BLVD (APN 012-361-015) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303 OF THE CEQA GUIDELINES.**

**6. ADJOURNMENT**

Next Regularly Scheduled Meeting:  
TBD  
9:00 AM

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The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at (831) 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas and videos of past meetings are available on demand are posted at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>  
Agenda-related writings or documents provided during public meetings are available for

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public inspection during the meeting or from the Office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE  
STAFF REPORT**

**Item No.: 5.A.**

**TO:** Water Allocation Committee

**BY:** Mitchell Wexler, Assistant Planner

**DATE:** January 14, 2026

**SUBJECT: WATER ALLOCATION APPLICATION WA-2025-002. DAVI FAMILY TRUST, PROPERTY OWNER, AND MAYRA CUEVAS, PROJECT APPLICANT, REQUEST WATER ALLOCATION APPROVAL FOR A RESTAURANT WITH TABLE SERVICE AT 1250A & B FREMONT BLVD (APN 012-361-015) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303 OF THE CEQA GUIDELINES.**

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**RECOMMENDATION**

Staff recommends that the Water Allocation Committee approve WA-2025-002 for 0.397 AFY to 1250A & B Fremont Boulevard, subject to the Resolution, Conditions of Approval, and project plans (Attachment 1 and Exhibit A).

**BACKGROUND**

*Site Description*

The project site is located on a multi-unit commercial lot at 1250 Fremont Boulevard, occupying suites A and B. The area of the two suites is 2,027 square feet and the space is currently vacant.

*Project Description*

The project proposes a restaurant with table service. Suite A would hold the dining area, storage space, and the restrooms. The kitchen, pastry display, and cash register would be located in suite B. The two suites have an open internal connection between the register and the dining area that would allow customers to be seated after ordering.

The restaurant would include the use of reusable tableware for serving food. There would be 26 seats in total. The project would include no structural changes to the existing structure.

Water Allocation applications are scored via a point system described by Seaside Municipal Code (SMC) 13.24.025. Projects receiving 20 points are eligible for a water allocation, with the amount of water allocated at the discretion of the City (SMC 13.24.023).

**Project Analysis**

The project analysis is based on SMC 13.24.025, which evaluates the following categories and associated points to be received towards the 20-point minimum for eligibility.

*New Job Creation*

The project applicant is proposing 3 full-time equivalent job positions with their proposed coffee shop. This provides 3 points towards the water allocation.

*City's Share of Revenue Generation*

The project applicant is claiming that the City's share of revenue generated shall be \$10,001+ per year. Based on HdL, the taxable value for this location is \$615,486. However, due to this property having multiple suites, the property tax applicable to this project is calculated based on the proportion of the project area (suites A & B) to the full parcel. The area to be occupied is roughly 20% of the parcel area. Based on this information, when multiplied from the total value for the parcel (0.2X\$615,486), the applicable property value would be \$123,097.20. The taxable value of that would be 0.18% of the value, or \$221.57. The Pro Forma provides the revenue from the sales of Coffee & Beverages, Baked Goods, Light Food, and Merchandise/Other. The total gross revenue provided by this is \$650,000 a year. The total annual generated revenue by this would be \$9,750 from sales alone. When the \$221 is added to the sales total, the total revenue is \$9,971. Based on the Pro Forma (Attachment 3), while unable to meet \$10,001+ revenue generation, the proposed café is projected to meet the \$3,001-\$10,000/year requirement, adding 3 points.

*Location*

The suites for the proposed use are located at the corner of Fremont Blvd and Harcourt Avenue, with the main entrance opening up to Fremont Blvd. This qualifies the project for 4 more points.

*Rehabilitation*

The project proposes no changes to the exterior of the building nor any landscaping. No points will be added for this category.

*New Construction or Expansion*

This project proposes no new construction or expansion. No points will be added for

this category.

*Established Business*

The applicant has operated a restaurant at 789 Trinity Avenue for the past 3 years, which provides one additional point towards the total.

**Water**

The applicant is requesting 0.397 acre feet per year (AFY) of water from the City. The most recent commercial water use on this parcel was a Group I retail use, assessed at 12,720 square feet for a total of 0.890 AFY. The application proposes converting a 2,027 square foot area within the building to a 26 seat restaurant with table service, which is a Group III use. When the number of seats is multiplied by 0.02, as shown on the Non-Residential Water Release Form (Attachment 2), the capacity needed is 0.52 AFY. The site would have a remaining 10,693 square feet of retail in this proposal. When multiplied by 0.00007, the capacity for the remaining retail is 0.767 AFY. Added to the acre-feet for the proposed restaurant (.052 AFY+0.767 AFY), the new water allocation total in this proposal is 1.287 AFY.

Subtracting the current allocated capacity (0.890 AFY) from the proposed capacity (1.287 AFY), the water needed for this use would be approximately 0.397 AFY. Based on the information provided in the sections above, the chart below applies for the application.

Provided that the applicant has a total of 11 points for water allocation, the following chart applies to their project for potential maximum allowable water allocation:

Based on the information provided, the project shall require Water Allocation Committee approval to move forward.

**ATTACHMENTS**

- 1. Attachment 1: Draft Resolution and Conditions of Approval
- 2. Attachment 2: Non-residential Water Release Form
- 3. Attachment 3: Pro Forma

**WATER ALLOCATION COMMITTEE  
RESOLUTION NO. 26-XX**

**A RESOLUTION OF THE WATER ALLOCATION COMMITTEE OF THE  
CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING WATER  
ALLOCATION APPLICATION NO. WA-2025-002 FOR AN  
ALLOCATION OF 0.397 ACRE FEET OF WATER FOR A CHANGE OF  
USE FROM RETAIL TO RESTAURANT AT 1250A & B FREMONT  
BOULEVARD (APN 012-361-015) IN THE CC (COMMUNITY  
COMMERCIAL) ZONE.**

**WHEREAS**, Davi Family Trust, Property Owner, and Mayra Cuevas, Applicant, applied for Water Allocation Application No. WA-2025-002; and

**WHEREAS**, the proposed project requires the Water Allocation Committee to determine the water allocation scoring and whether the project shall be given all water requested due to the projected availability of water; and

**WHEREAS**, the Water Allocation Committee considered oral comments and written information concerning the Water Allocation Application No. WA-2025-002 at a special meeting held on January 14, 2026; and

**WHEREAS**, the applicant requests 0.397 acre feet of water to create a restaurant in two empty suites at 1250A & B Fremont Boulevard joined via internal circulation from the dining area to the main counter.

**NOW, THEREFORE, BE IT RESOLVED**, that the Water Allocation Committee adopts the following finding:

**1. The project is Categorically Exempt, Class 3, from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines:**

*Evidence: The proposed restaurant would occupy the same building envelope as the existing retail use. Therefore, the project is a change of use with no expansion of the existing use.*

**BE IT FURTHER RESOLVED**, that the Water Allocation Committee approves allocating 0.397 acre feet of water to 1250A & B Fremont Boulevard for its use as a restaurant, subject to the following conditions of approval:

***Planning:***

1. The water allocation is valid only for the implementation of the described restaurant with table service at 1250A & B Fremont Boulevard. Any change in the

land use at this site to a use other than the described restaurant and prior to the issuance of a Certificate of Occupancy for said restaurant, shall cause the water allocation to become null and void.

2. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
3. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to Building Permit issuance or commencement of use.
4. The Zoning Administrator shall have the authority to approve minor changes of five percent or less to the amount of water allocated to the restaurant at 1250A & B Fremont Boulevard given such changes result from calculation differences as determined by the MPWMD while maintaining the same project description, scope of work, and use. This condition shall not allow an allocation in excess of the amount the Water Allocation Committee is authorized to allocate pursuant to City Council Resolution No. 25-66.

***Standard:***

5. The allocation shall have no force or effect unless and until accepted and the terms thereof agreed to, in writing, by the applicant and property owner prior to issuance of any Building Permit or establishment of any use authorized by the allocation.
6. The applicant agrees as a condition and in consideration of the approval of this allocation that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
7. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

8. This approval shall become null and void unless an implementing Building Permit application is submitted, approved, or finalized, or the authorized use is established within twelve (12) months of January 24, 2026. Time extensions may be granted by the Zoning Administrator upon showing of good cause. This approval shall also become null and void if the implementing Building Permit application expires.
9. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.

**PASSED AND ADOPTED** at a special meeting of the Water Allocation Committee of the City of Seaside, State of California, on the 14th day of January 2026, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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City Manager or Designee

ATTEST:

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Water Allocation Committee Secretary

Exhibits:

Exhibit A: Project Plans

**WATER ALLOCATION COMMITTEE APPLICATION No. WA-2025-002  
RESOLUTION No. 26-XX**

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Water Allocation Committee.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT  
NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

**NOTE: When approved and signed by the Jurisdiction this form must be submitted with final and complete Construction Plans to:**

**conserve@mpwmd.net**

5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5601 ~ [www.mpwmd.net](http://www.mpwmd.net)

*Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.*

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)**

**1. OWNERSHIP INFORMATION:**

Name: Davi Family Trust

Daytime telephone: 831-594-3284

E-Mail Address: agSr@agdavi.com

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: Anthony Davi Sr

Daytime telephone: 831-594-3284

E-Mail Address: agSr@agdavi.com

**3. PROPERTY INFORMATION:**

Year building was constructed? unknown Existing Square-footage 14138 Proposed Square-footage 14138 no change

Address: 1250 -1272 Fremont St Assessor Parcel Number 012 -361 -015

Water Company serving parcel: California American Water Is a Water Meter needed? yes  no  How many meters needed? \_\_\_\_\_

NOTE: Separate water meters are required for each User.

Cal-AM Account Number: \_\_\_\_\_

**4. Type of Non-Residential Use:** coffee and bakery with table service

**5. Project Description (Be thorough and detailed):** Coffee shop and retail bakery - also see res form as property has 2 apartments that are not changed by this form. 1276 Fremont St (apn 012-361-014) is not included in this form

**Any change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.**

**Existing Group I (All Uses before project)**

Users in this category are low water uses where water is primarily used for employee hygiene and minimal janitorial uses. Examples are shown below.

Type of Use	SqFt	Factor	Capacity
Auto Uses		x 0.00007	=
Bank		x 0.00007	=
Dry Cleaner (No Onsite Laundry)		x 0.00007	=
Gym		x 0.00007	=
Nail Salon and/or Hair Salon		x 0.00007	=
Office		x 0.00007	=
Retail	12720	x 0.00007	= .8904
Supermarket		x 0.00007	=
Warehouse		x 0.00007	=
Tasting Room (ABC Type 2)		x 0.00007	=

**Post Project Group I (All Uses after project)**

Type of Use	SqFt	Factor	Capacity
Auto Uses		x 0.00007	=
Bank		x 0.00007	=
Dry Cleaner (No Onsite Laundry)		x 0.00007	=
Gym		x 0.00007	=
Nail Salon and/or Hair Salon		x 0.00007	=
Office		x 0.00007	=
Retail	10693	x 0.00007	= .76741
Supermarket		x 0.00007	=
Warehouse		x 0.00007	=
Tasting Room (ABC Type 2)		x 0.00007	=

**Existing Group II (All Uses before project)**

Users in this category prepare and/or sell food/beverages that are primarily provided to customers in/on disposable tableware. Food with high moisture content and liquid food may be served on reusable tableware. Glassware may be used to serve beverages. Users in this category are not full-service restaurants.

Type of Use	SqFt	Factor	Capacity
Bakery		x 0.0002	=
Catering		x 0.0002	=
Coffee House		x 0.0002	=
Deli		x 0.0002	=
Ice Cream Shop/Sandwich Shop		x 0.0002	=
Pizza		x 0.0002	=

**Post Project Group II (All Uses after project)**

Type of Use	SqFt	Factor	Capacity
Bakery		x 0.0002	=
Catering		x 0.0002	=
Coffee House		x 0.0002	=
Deli		x 0.0002	=
Ice Cream Shop/Sandwich Shop		x 0.0002	=
Pizza		x 0.0002	=

**Existing Group III (All Uses before project)**

Type of Use	Quantity/SF	Factor	Capacity
Assisted Living (more than 6 beds)		x 0.085 bed	=
Bar (ABC License-Indoor/Outdoor)		x 0.0002 sf	=
Dry Cleaner (with Onsite Laundry)		x 0.0002 sf	=
Dog Grooming		x 0.0567 station	=
Child/Dependent Adult Day Care		x 0.0072 person	=
Dormitory - at institutional facility		x 0.020 bed	=
Laundromat		x 0.12 machine	=
Motel/Hotel/Bed & Breakfast		x 0.064 room	=
w/Large Tub (add to room)		x 0.03 tub	=
w/Each Showerhead beyond one		x 0.02 per head	=
Irrigated area (within 10 ft. of bldg.)		x ETWU <sup>1</sup>	=
Plant Nursery		x 0.00009 sf	=
Public Toilet		x 0.058 toilet	=
Public Urinal		x 0.036 urinal	=
Zero Water Consumption Urinal		No value	=
Recreational Vehicle (RV) Hookup		x 0.064 af	=
Restaurant (Includes Bar/Brewpub Seat)		x 0.02 seat	=
Ext. Seats above Allowance		x 0.01 seat	=
Ext. Seats within Allowance		x No value	=
Restaurant (24-Hour and Fast Food)		x 0.038 seat	=
School/Church		x 0.00007 sf	=
Self-Storage		x 0.0008 unit	=
Skilled Nursing/Alzheimer's Care		x 0.120 bed	=
Spa		x 0.05 spa	=
Swimming Pool (each 100 sq-ft of pool surface)		x 0.02 sf	=
Theater		x 0.0012 seat	=
<b>EXISTING Capacity</b>		<b>TOTAL</b>	<b>= .8904</b>

**Post Project Group III (All Uses after project)**

Type of Use	Quantity/SF	Factor	Capacity
Assisted Living (more than 6 beds)		x 0.085 bed	=
Bar (ABC License-Indoor/Outdoor)		x 0.0002 sf	=
Dry Cleaner (with Onsite Laundry)		x 0.0002 sf	=
Dog Grooming		x 0.0567 station	=
Child/Dependent Adult Day Care		x 0.0072 child	=
Dormitory at institutional facility		x 0.020 bed	=
Laundromat		x 0.12 machine	=
Motel/Hotel/Bed & Breakfast		x 0.064 room	=
w/Large Tub (add to room)		x 0.03 tub	=
w/Each Showerhead beyond one		x 0.02 per head	=
Irrigated area (within 10 ft. of bldg.)		x ETWU	=
Plant Nursery		x 0.00009 sf	=
Public Toilet		x 0.058 toilet	=
Public Urinal		x 0.036 urinal	=
Zero Water Consumption Urinal		no value	=
Recreational Vehicle (RV) Hookup		x 0.064 af	=
Restaurant (Includes Bar/Brewpub Seat)	26	x 0.02 seat	= .52
Ext. Seats above Allowance		x 0.01 seat	=
Ext. Seats within Allowance		x No Value	=
Restaurant (24-Hour and Fast Food)		x 0.038 seat	=
School/Church		x 0.00007 sf	=
Self-Storage		x 0.0008 unit	=
Skilled Nursing/Alzheimer's Care		x 0.120 bed	=
Spa		x 0.05 spa	=
Swimming Pool (each 100 sq-ft of pool surface)		x 0.02 sf	=
Theater		x 0.0012 seat	=
<b>PROPOSED Capacity</b>		<b>TOTAL</b>	<b>= 1.11881</b>

**Group IV - Modified Uses**

Reduced water Capacity and have received a Water Use Credit or modified factor from the District

New/Refurbished Landscape - Refer to [District Rule 142.1 "Water Efficient Landscape Requirements"](#)

**PROPOSED WATER CAPACITY (DIFFERENCE BETWEEN EXISTING CAPACITY -POST PROJECT CAPACITY)**

.8904 1.2871 = .39701

NOTE: Water Factors are subject to change by Board action.

(Jurisdiction must authorize water for positive result)

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for the type of Non-Residential use. Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction's Allocation.

**I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.**

Signature of Owner/Agent Anthony Davi Sr

Date 10/21/2025

Pure Water  Water Entitlement  Public Credits  Paralta/Pre-Paralta  WDS (private well)  Other  No Water Needed

Authorized By \_\_\_\_\_ Date \_\_\_\_\_ Amount \_\_\_\_\_ Notes \_\_\_\_\_

City/County Permit \_\_\_\_\_

This form expires after five years from date of authorization for this project by the Jurisdiction or more frequently as determined by the Jurisdiction.

<sup>1</sup> See [MPWMD Rule 142.1](#)

## Jelly Moon Cafe

1250 Fremont Blvd., Seaside, CA

### Pro Forma Financial Statement – Annual Projection

#### Revenue

Category	% of Sales	Annual Revenue
Coffee & Beverages	40%	\$260,000
Baked Goods (pastries, breads, cakes)	45%	\$292,500
Light Food (sandwiches, salads, etc.)	10%	\$65,000
Merchandise / Other	5%	\$32,500

Total Gross Revenue: \$650,000

#### Cost of Goods Sold (COGS)

Item	% of Sales	Annual Cost
Coffee beans, milk, syrups	8%	\$52,000
Flour, butter, eggs, sugar, etc.	15%	\$97,500
Packaging, napkins, disposables	2%	\$13,000

Total COGS: \$162,500

Gross Profit: \$487,500 (75% Margin)

#### Operating Expenses

Category	% of Sales	Annual Cost
Payroll & Benefits	35%	\$227,500
Rent / Lease	8%	\$52,000
Utilities	2%	\$13,000
Insurance	1%	\$6,500
Marketing & Advertising	2%	\$13,000
Supplies / Smallwares	1%	\$6,500
Maintenance / Cleaning	1.5%	\$9,750
Merchant Fees / POS / Software	1%	\$6,500
Licenses, Permits, Accounting	0.5%	\$3,250
Miscellaneous	1%	\$6,500

Total Operating Expenses: \$344,500

EBITDA: \$143,000 (22% of Sales)

#### Additional Expenses

Category	Annual Cost
Equipment Depreciation	\$15,000
Loan Interest	\$10,000
Taxes	\$15,000

Total Additional Expenses: \$40,000

Net Profit (Before Owner Draws): \$103,000 (16% of Sales)

#### Summary Snapshot

Metric	Amount
Total Revenue	\$650,000
Total COGS	\$162,500
Gross Profit	\$487,500
Operating Expenses	\$344,500

EBITDA	\$143,000
Net Profit	\$103,000
Net Margin	16%
Owner's Take-Home (Est.)	\$70,000 – \$80,000