



Recreational Boaters' Use and Values of Moreton Bay 2022

16th March 2023

FINAL REPORT FOR THE MORETON BAY FOUNDATION

Dr Vicki Martin

School of Earth and Environmental Sciences



Project website:
bit.ly/MoretonBayStudy



THE UNIVERSITY
OF QUEENSLAND
AUSTRALIA

Acknowledgements

Acknowledgement of Country

The Sustainable Urban Seascapes team at The University of Queensland acknowledges the Traditional Owners and their custodianship of the unceded lands on which this research was conducted. We pay our respects to their Ancestors and their descendants, who continue cultural and spiritual connections to Country. We recognise their valuable contributions to Australian and global society.

Funding acknowledgement

This research was funded by **The University of Queensland**, which contributed staff time, research services, equipment, and facilities, and by **The Moreton Bay Foundation**, which supported the study with funds for research assistants, field equipment, and incentives to recruit participants. We are grateful for this generous support to conduct this work in the unique, internationally significant, diverse, precious, and *valuable* place.



Website and images

Further information about the study can be found on the project website: bit.ly/MoretonBayStudy. The website is a storymap format with an overview of the project, summaries of the results, and maps showing the multitude and magnitude of different social values of the Bay, activities people enjoy at different locations, and other information. Bridey Crowe created the maps and Fraser McDonald created the infographics and icons.

Ethics

This research was approved by The University of Queensland's ethics office (approval number 2021/HE002383).

Introduction

This project was established to learn more about which parts of the Moreton Bay Marine Park recreational motor boaters use, and why. The project was instigated by a Moreton Bay stakeholder workshop held by the Sustainable Urban Seascapes – Moreton Bay project based at The University of Queensland. Workshop attendees came from government, research, private, and NGO sectors. The workshop identified many research priorities for Moreton Bay, one of which related to recreational use and social values of the Bay, which was addressed by the study reported here.

Motorised vessels were selected as the target user group for this research due to the potential for environmental damage caused by anchoring or boat strikes on marine megafauna. In addition, data from Maritime Safety Queensland indicates recreational boating has been increasing in South East Queensland, particularly during the COVID-19 pandemic, and is expected to continue growing in the foreseeable future.

Another layer of recreational pressure will come from the 2032 Olympic Games to be held in Brisbane, including sailing competitions within the Moreton Bay Marine Park. These potential impacts, along with the spillover effects of increased tourist numbers visiting the region, have raised serious concerns among stakeholders about how the Bay will be managed, and Traditional Owners noted they are especially worried. Planning and decisions that will have consequences for the health of Moreton Bay is already underway for the 2032 Olympics.

In addition, the Marine Park zoning plan is about to be reviewed. As such, the social data from this study can be used to inform decisions about the Bay, as it highlights where and how different parts of the Marine Park are valued by recreational boaters. The information can help identify areas of mutual interests, where people might come together in support for conservation and management of the Bay, as well as areas where there may be potential conflict over any change in uses.

Methods

This project was conducted in two phases.

Phase 1: Survey development

First, a semi-structured survey was developed to test potential survey questions and collect open-ended responses about reasons why people value their favourite places for boating in Moreton Bay. Thirty boaters tested the survey and gave feedback, resulting in multiple rounds of revisions and improvements to the survey questions and design.

The open-ended values questions were compared with Stephen Kellert's human values of nature framework (Ross et al., 2018), and previous qualitative research on people's values of Moreton Bay by Ross et al. (2019). There was strong overlap between the open-ended responses and the theoretical framework. Three additional value types identified by the boaters in phase one were also included in the final list for the second stage of the research. The questions and wording were also reviewed and revised by Marine Parks staff and researchers involved in other social research in Moreton Bay (Dr Angela Dean, Professor Helen Ross, and Dr Paul Maxwell, who were also funded by The Moreton Bay Foundation).

Phase 2: Data collection

Phase two saw the collection of the primary data through boater surveys. Important access points to the Bay were identified with Maritime Safety Queensland, and a fieldwork plan was established to allow the research team, which comprised of 10 research assistants and two of the lead researchers, to make 11 fieldtrips for data collection. The sites visited for in-person surveys included:

- Manly Harbour and Wynnum boat ramps and boat clubs (2 trips)
- Raby Bay VMR boat ramp (2 trips)
- Caloundra boat ramps adjacent to the Pumicestone Passage
- Gold Coast seaway and nearby boat ramps
- Jacobs Well VMR boat ramp

continued over...

- Sandgate and Scarborough boat ramps
- Moreton Bay Boat Club
- North Stradbroke Island boat ramps
- The Moreton Bay Foundation's Day on the Bay event, Dunwich



The survey team at Caloundra (left) and Gold Coast (right) boat ramps. Photos: Vicki Martin

Information and links to the survey were also communicated via a variety of channels, including:

- Leaflets and survey cards placed on the windscreen of vehicles with boat trailers that were parked near boat ramps,
- Leaflets and survey cards dropped in letter boxes of homes in canal/waterfront estates with jetties,
- Signage and survey cards at Whitworths Marine & Leisure stores in Woolloongabba, Breakfast Creek, Gold Coast, and Mooloolaba,
- Emails sent to some boat clubs via the Queensland Recreational Boating Council,
- Email lists at The University of Queensland (Centre for Marine Science and Centre for Biodiversity and Conservation Science), and
- Facebook, via the UQ School of Earth and Environmental Sciences page, which was also shared by a few other pages.



Members of the Moreton Bay Boat Club completing the survey. Photo: Vicki Martin



*Left: Survey team at Pelican Park boat ramp, Clontarf. Right: Surveying at the Day on the Bay event.
Photos: Carissa Klein*



The team did everything they could do survey recreational boaters! Even while respondents worked.

Photo: Jasmine Hall



Help us understand how boaters use and value places in Moreton Bay

If you enjoy boating (motor, sail, jet ski) and are 18 years or older, please take our **anonymous survey** (~15 mins).

You can enter a draw for one of **10 x \$200 vouchers** from Whitworths Marine & Leisure.

Dr Vicki Martin
The University of Queensland
vicki.martin@uq.edu.au



Scan or visit website
bit.ly/MapMoretonBay

When you're done, please pass this card on to another boater!

UQ Ethics approval
2021/HE002383

The survey cards (front and back) that were distributed for data collection from people who were unable to complete the survey in situ.

Results

Respondents

In total, 342 fully completed surveys were received. However, data quality checks identified that 38 of these were fraudulent or invalid responses. Now more than ever, developments in AI technology are putting survey data quality at risk, and this is becoming a huge problem for online survey research. Dr Martin and colleagues have previously published a methods paper on how to deal with these issues, particularly in the context of environmental and conservation research (Wardropper et al., 2021).

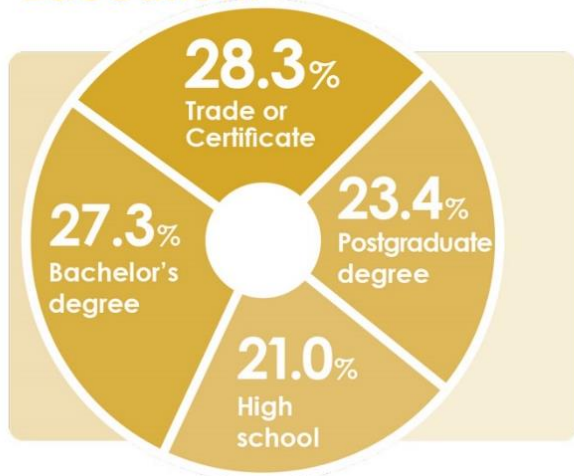
Demographics

Of the 304 valid responses (Figure 1 and Table 1), the majority (80%) were male, which is similar to the Maritime Safety Queensland census data on the gender of registered motorised vessel owners (86% male; M. Kremmer, personal communication, February 28th, 2023). The average age was 51 years (standard deviation = 15 years), and respondents had either Trade or Professional Certificates (28%), Bachelor's degrees (27%), Postgraduate degrees (23%), while the remainder had completed high school (22%). Most respondents (71%) were working in some capacity, while a further 21% were retired. Importantly, less than 1% identified as Aboriginal and/or Torres Strait Islander and this is likely to be an underestimate of Indigenous peoples who enjoy boating in the area. Around three quarters (76%) of the recreational boaters in the survey earn at least the median weekly earnings for employees in Australia (\$1,250 per week; Australian Bureau of Statistics, 2022).

PARTICIPANTS



Education:



BOATING CHARACTERISTICS

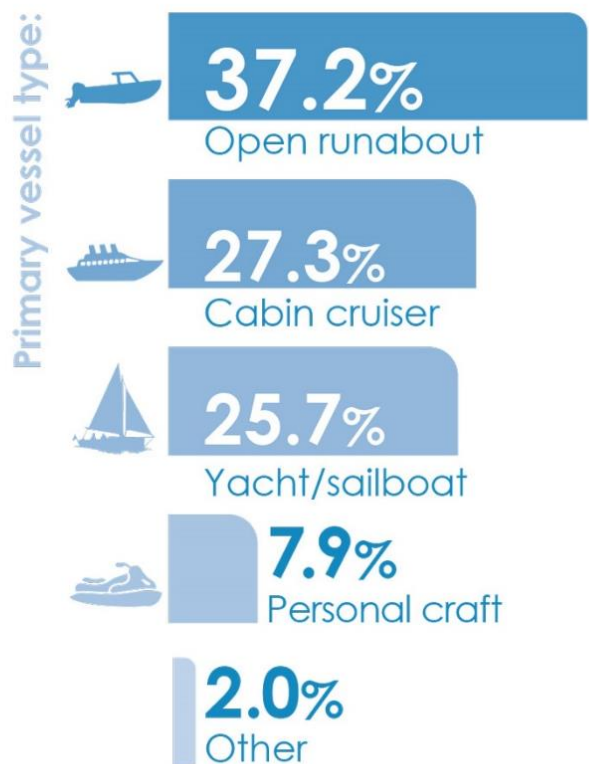


Figure 1. Summary of survey respondents

Table 1. Respondent demographics

Characteristic and survey question	Count (n)	Percent (%)
Gender		
<i>What is your gender?</i>		
Male	244	80.3
Female	59	19.4
Prefer not to answer	1	0.3
Age		
<i>In which year were you born?</i>		
20 years or under	7	2.3
21-30 years	29	9.5
31-40 years	37	12.2
41-50 years	69	22.7
51-60 years	74	24.3
61-70 years	57	18.8
71-80 years	28	9.2
81 years or over	3	1.0
Average age = 50.9 years (SD = 15.0 years)		
Education		
<i>What is the highest level of education you have completed?</i>		
Year 10 or below	15	4.9
Year 11 or 12	32	10.5
Some higher education (unfinished)	17	5.6
Trade or Professional Certificate	86	28.3
Bachelor's degree	83	27.3
Postgraduate degree (Honours, Masters, PhD etc.)	71	23.4
Employment status		
<i>How would you describe your current primary employment?</i>		
Working (including fulltime, part time, or self employed)	216	71.1%
Unemployed and not seeking work	2	0.7%
Unemployed and looking for work	4	1.3%
Student	16	5.3%
Retired	63	20.7%
Caring for others (unpaid)	2	0.7%
Other	1	0.3%
Aboriginal/Torres Strait Islander status		
<i>Are you of Aboriginal and/or Torres Strait Islander origin?</i>		

No	302	99.3%
Yes, Aboriginal	2	0.7%
Yes, Torres Strait Islander	0	0.0%
Both Aboriginal and Torres Strait Islander	0	0.0%

Income

*What is the total of all income you usually receive, approximately?**

\$1 - \$149 per week/ \$1 - \$7,799 per year	4	1.3
\$150 - \$299 per week/ \$7,800 - \$15,599 per year	3	1.0
\$300 - \$399 per week/ \$15,600 - \$20,799 per year	3	1.0
\$400 - \$499 per week/ \$20,800 - \$25,999 per year	3	1.0
\$500 - \$649 per week/ \$26,000 - \$33,799 per year	6	2.0
\$650 - \$799 per week/ \$33,800 - \$41,599 per year	8	2.6
\$800 - \$999 per week/ \$41,600 - \$51,999 per year	13	4.3
\$1000 - \$1249 per week/ \$52,000 - \$64,999 per year	23	7.6
\$1250 - \$1499 per week/ \$65,000 - \$77,999 per year	25	8.2
\$1500 - \$1749 per week/ \$78,000 - \$90,999 per year	22	7.2
\$1750 - \$1999 per week/ \$91,000 - \$103,999 per year	31	10.2
\$2000 - \$2999 per week/ \$104,000 - \$155,999 per year	62	20.4
\$3000 or more per week/ \$156,000 or more per year	63	20.7
Missing	38	12.5

*For the income question, respondents were provided with the following additional instructions:

Reminder: this survey is anonymous. This question is the same as the Australian census income question. We ask it to check whether there is good representation of all income levels in this survey. • Do not deduct tax, super, salary sacrifice etc. • Include all sources of income e.g., salary, government benefits, rent, interest, and any other source of income.

Boating characteristics of respondents

Most respondents (73%) said they do not belong to recreational boating clubs in Southeast Queensland. The primary vessel respondents use on the Bay are open runabouts (37%), cabin cruisers (27%), yacht/sail boats (26%), personal watercraft (e.g., jetskis, 8%), 2% said something else.

Activities on the Bay

Respondents were asked which activities they participate in anywhere in the Moreton Bay area. The most popular activities across Moreton Bay were recreational fishing, motor boating, and swimming (Table 2).

Table 2. Respondents' recreational activities in Moreton Bay

Activity*	Responses	Percent of respondents
Recreational fishing	210	66.1%
Motorboat	193	63.5%
Swimming	177	58.2%
Snorkelling	113	37.2%
Sailing	107	35.2%
Wildlife watching	100	32.9%
Picnicking	98	32.2%
Walk/hike/run	88	28.9%
Jetski	49	15.1%
Cycling	29	9.5%
SCUBA	22	7.2%
Other	29	9.5%

*This list of activities is the same as the annual Healthy Land & Water social monitoring survey, which included questions about activities on waterways in Southeast Queensland.

Boating patterns by season and effect of COVID-19 pandemic

Respondents' patterns of boating in the Bay vary across seasons (Table 3). Although 1 - 3 visits per month is the most common frequency in all seasons, boating trips are more frequent in summer and spring than the other seasons.

Table 3. Boating patterns over the preceding 12 months

Response	Spring (Sept - Nov 2021)		Summer (Dec '21 - Feb '22)		Autumn (Mar - May 2022)		Winter (Jun - Aug 2022)	
	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%	<i>n</i>	%
Several times per week	22	7.2%	28	9.2%	21	6.9%	22	7.2%
About once a week	44	14.5%	49	16.1%	41	13.5%	38	12.5%
1-3 times per month	138	45.4%	130	42.8%	128	42.1%	116	38.2%
One/a few times in the season	82	27.0%	76	25.0%	84	27.6%	98	32.2%
Never	18	5.9%	21	6.9%	30	9.9%	30	9.9%

To determine the impact of the COVID-19 pandemic on recreational boating patterns, respondents were asked: *Since the COVID-19 pandemic began in 2020, how has your boating in Moreton Bay changed?* While a little over a half said their pattern stayed about the same as before the pandemic began (Table 4), there were almost 20% who said they boat on the Bay more often, while a similar number said they boat less often. People new to boating in the Bay since the pandemic accounted for almost 6% of the respondents.

Table 4. COVID-19 impacts on boating patterns

Response	n	%
I go boating less often	56	18.4
I go boating more often	59	19.4
I started boating during the pandemic	17	5.6
Stayed about the same as before the pandemic	172	56.6
Total	304	100.0

Social values

The value types selected by respondents ranged in popularity, from *appreciating the natural beauty of this place* selected by 98% of respondents, through to *cultural connections* selected by 14% of respondents (Table 5). There were no value types in the framework that were not selected.

The proportion of points allocated to each value type (across all locations and respondents) was examined to identify the overall importance of each value. Respondents placed a strong importance on two environment-centred value types (*appreciating the natural beauty* and *experiencing nature*), which each received 18% of all points available. Two human-centred value types followed in order of importance: *therapeutic reasons*, which received 13% of all points, and *sharing the experience with others*, which received 10% of all points available. The remaining proportions of point allocations ranged between less than 1% through to 9%.

The locations people reported were also often chosen for *useful or practical reasons*, which almost two thirds of respondents selected (accounting for 9% of all points allocated). Almost three quarters (73%) expressed a *love of this place*, which referred

Measuring social values

The survey was programmed to first display the list of value types in the framework, then ask respondents which values were relevant to their favourite location(s) in the Marine Park, using the response options “yes” or “no/not relevant”. Then respondents saw a list of the types they ticked “yes” for and were asked to allocate a 'budget' of 100 points across the relevant values to indicate how important each value type is.

For example, they may have listed:

- Being uncrowded - 50 points
- Useful or practical reasons - 20 points
- Experiencing nature - 20 points
- Sharing the experience with others - 10 points

TOTAL POINTS = 100

In the maps of the social values on the website, you will see circles of different colours and sizes. The colours represent the different value types from the framework. The size of the circle represents the magnitude, or importance, of each value ascribed to a particular point. The larger the circle, the more points the respondent allocated, and therefore the more important the value is to the individual respondent at that location.

to a feeling of a deep bond or emotional connection to the place. This value type received 8% of all points available.

While the proportion of points each value type appears small, it is important to remember this shows that people hold multiple values for their favourite locations, and these values vary in magnitude (importance) for people. It is easier to see how these values vary on the interactive maps on the website (bit.ly/MoretonBayStudy). Examples of the maps are provided below (Figure 2).

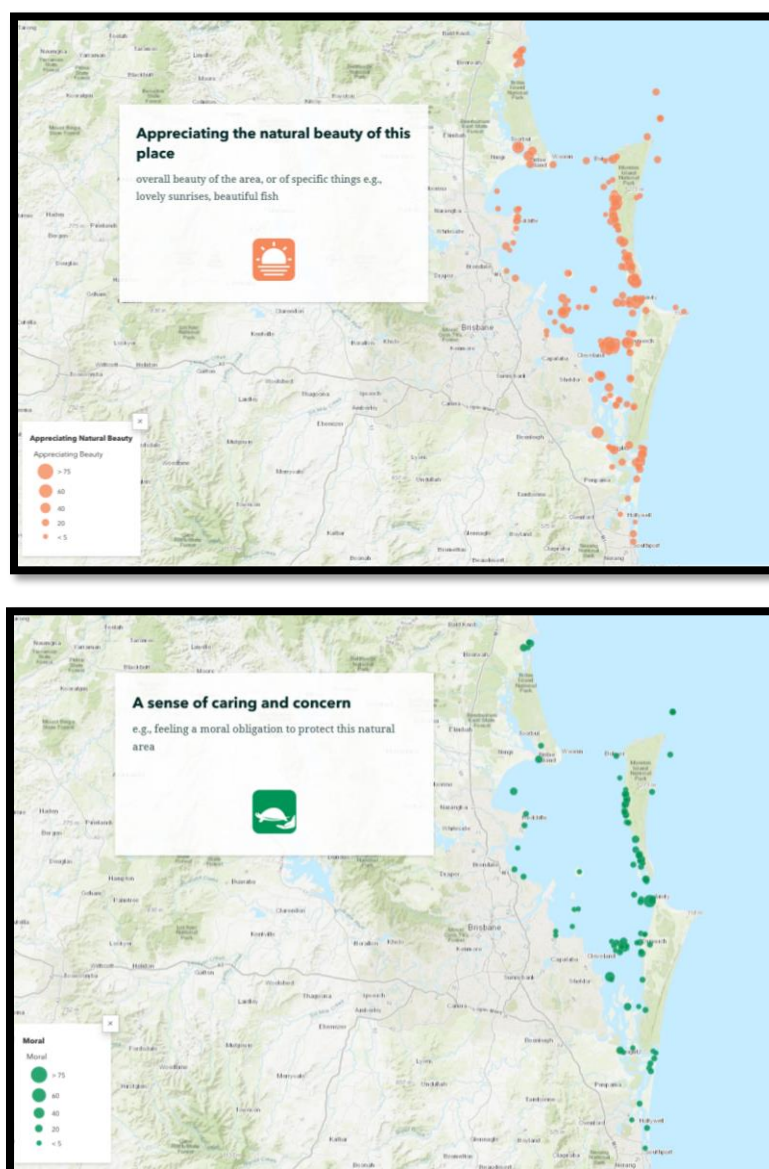


Figure 2. Examples of social values maps on the website

Table 5. Boaters' values of their favourite location in the Moreton Bay Marine Park

VALUES	VALUE TYPE	SELECTED		PROPORTION OF ALL POINTS	RANK
		N	%		
	Appreciating the natural beauty of this place (overall beauty of the area, or of specific things e.g., lovely sunrises, beautiful fish)	297	97.7%	18.1%	1
	Experiencing nature (e.g., seeing wildlife, exploring the natural world)	276	90.8%	18.1%	2
	Therapeutic reasons (rest and relaxation, escape the busy-ness of life, mental health)	277	91.1%	13.3%	3
	Sharing the experience with other people (in the present, or in the past (memories, nostalgia, etc.), or family traditions)	240	78.9%	9.9%	4
	Useful or practical reasons (easy access, good distance, good facilities, good natural resources e.g., fish/seafood)	199	65.5%	8.8%	5
	A love of this place (e.g., feeling a deep bond or emotional attachment to this natural area)	221	72.7%	7.8%	6
	Being uncrowded (e.g., few people, tranquil, solitude, secluded)	162	53.3%	6.3%	7
	Safety/security reasons (protection from weather, wind, dangerous wildlife etc.)	168	55.3%	4.3%	8
	A sense of caring and concern (e.g., feeling a moral obligation to protect this natural place)	178	58.6%	4.1%	9
	Conquering challenges/competition (e.g., battling the conditions, outwitting a fish, developing or improving skills, racing/competing)	76	25.0%	3.3%	10
	A source of inspiration (e.g., for creativity)	114	37.5%	1.9%	11
	Studying or learning about the natural features of this place (informal or formal education of self and/or others)	96	31.6%	1.8%	12
	Spiritual connections (e.g., feeling part of something bigger, a spiritual connection to this place, feeling this place is sacred)	65	21.4%	0.7%	13
	Cultural connections (Indigenous or non-Indigenous cultures; e.g., maintaining/revitalising cultural practices, cultural programs or activities)	41	13.5%	0.7%	14
	Other	25	8.2%	0.9%	15

Discussion

This study highlights that humans value the marine environment for a multitude of reasons. While this can make it challenging for decisions-makers to juggle the different and sometimes competing interests, unique aspects of this research help to untangle the complexity. First, by providing spatially-integrated data on social values in the Moreton Bay Marine Park, the results show *where* these different values are held. This information can be particularly helpful for management decisions about hotspots (popular areas), as it gives an indication of the most common reasons why people choose a particular location while boating. Second, the results show the *magnitude* (or importance) of each value, which highlights which values are more important than others. This information can be used to understand the potential for support or conflict over any management changes at the site. While it is difficult to display all of this information in a static report, the interactive storymap (bit.ly/MoretonBayStudy) allows decision-makers to explore the results in more detail.

The findings reported here also provide a baseline measure of the ways in which recreational boaters currently value places in the Moreton Bay Marine Park. With increasing pressures in the region from a growing population, greater number of boat registrations, and the 2032 Olympic Games, it will be useful to monitor social values over time to help managers identify and respond to potential shifts in the public sentiment. The maps of social values in particular may also provide useful details to demonstrate the broader community's views on the natural environment within the Marine Park, to counter opposition from vocal minorities over conservation decisions.

Our research also expanded on the human values of nature typology developed by Stephen Kellert (Ross et al. 2018), which was also used to analyse interviews about ways in which the public value Moreton Bay (Ross et al., 2019). The additional three value types we identified in the testing phase of this research (*therapeutic reasons*, *sharing the experience with others*, and *being uncrowded*) were all important values selected by many of the respondents. *Therapeutic reasons* was the most important of these, having points attributed to it by 91% of the respondents and was ranked third highest of all value types. This suggests that wellbeing and therapeutic motivations are an important driver of boating in the Bay and as such, a broader view of boater

motivations - beyond extractive uses such as fishing - needs to be taken when the marine park zones come under review.

The approach taken in this research highlights the importance of conducting thorough testing prior to the launch of data collection, particularly in online surveys, to ensure the questions and the responses are relevant to the target audience and enables them to express what is important to them. It also provides a way to improve how social values in natural environments are expressed and measured, which is a hotly debated topic in the field (Tadaki et al., 2017).

Final reflections

This research project was instigated by stakeholders' questions about how people use and value Moreton Bay. The findings show that people cherish many different areas within the Moreton Bay Marine Park for a wide range of reasons, some of which are more important than others. The importance of the top four environment-centred and human-centred values suggests that these human and natural 'systems' are coupled, therefore managers will need to consider the impacts of their decisions on natural and social outcomes. These findings can inform decision-making and communication strategies that promote care and stewardship for the natural - *and social* - environments people experience in the Bay.

Project modifications and limitations

Changes to original data collection plans

The original plan was to collect data via two methods: (i) in-person surveys, and (ii) using a survey panel provider (market research company) to recruit more respondents. Had also planned to use an online social mapping platform (such as Social Pinpoint or Maptionnaire) to collect the data, however after closer examination of the capabilities of these systems, we realised they were unable to collect the data in the format we needed for this study. We decided to use ArcGIS Survey123 instead, which is a survey platform that allows spatial data to be collected along with standard types of open-ended (text) and close-ended (fixed response options) survey questions, particularly as UQ has a licence for this package. Dr Martin and Ms Crowe undertook training to

program Survey 123 at an advanced level, since the survey for this study required a considerable amount of backend programming.

Once the survey was programmed, we worked closely with the IT teams of three reputable panel providers in Australia to attempt to recruit panel participants. Unfortunately, none were able to assist the research due to technical difficulties with incorporating the ArcGIS Survey123 platform into their panel systems. No other survey platforms (e.g., Qualtrics, Survey Monkey etc.) were able to include a map-based question, and due to the importance of the spatially-integrated research question, we arranged (with support from The Foundation) to instead run more field trips with additional research assistants. We also pivoted to using the survey cards, flyers, and a larger prize draw incentive of 10 x \$200 vouchers at Whitworths Marine and Leisure stores to increase the likelihood that boaters would complete the survey.

Limitations

There are several important limitations to this study. The lack of data on exactly who go recreational boating in the region makes it impossible to know how representative this study is. Although we were able to contrast our sample with statistics from the Maritime Safety Queensland Census on boat registrants, most boaters we encountered at boat ramps took others on their vessel. In addition, there is no accurate demographic data on the people who use unregistered vessels such as sailing boats, which are not required to be registered. We also suspect there may be a higher proportion of Aboriginal and Torres Strait Islander peoples who enjoy boating in the Bay than the small percentage who responded to our survey. This is an important gap, particularly when considering cultural values, and is critical to understand this study cannot and does not describe the connections that Aboriginal and Torres Strait Islander peoples have to places in the Moreton Bay Marine Park. A different approach, which was beyond the scope of this project, is needed to understand Traditional Owners and Indigenous peoples' place-specific cultural values.

References

- Australian Bureau of Statistics. (2022, December). *Employee earnings*. Australian Bureau of Statistics. <https://www.abs.gov.au/statistics/labour/earnings-and-working-conditions/employee-earnings/aug-2022>
- Ross, H., Witt, K., & Jones, N. A. (2018). Stephen Kellert's development and contribution of relational values in social-ecological systems. *Current Opinion in Environmental Sustainability*, 35, 46-53.
<https://doi.org/https://doi.org/10.1016/j.cosust.2018.10.007>
- Ross, H., Jones, N., Witt, K., Pinner, B., Shaw, S., Rissik, D., Udy, J. (2019). Values towards Moreton Bay and catchments. In Tibbetts, I.R., Rothlisberg, P.C., Neil, D.T., Homburg, T.A., Brewer, D.T., & Arthington, A.H. (Editors). *Moreton Bay Quandamooka & Catchment: Past, present, and future*. The Moreton Bay Foundation. Brisbane, Australia. Available from:
<https://moretonbayfoundation.org/>
- Tadaki, M., Sinner, J., & Chan, K. M. A. (2017). Making sense of environmental values: a typology of concepts. *Ecology and Society*, 22(1), Article 7.
<https://doi.org/10.5751/ES-08999-220107>
- Wardropper, C. B., Dayer, A. A., Goebel, M. S., & Martin, V. Y. (2021). Conducting conservation social science surveys online. *Conservation Biology*, 35(5), 1650-1658.
<https://doi.org/10.1111/cobi.13747>

Project budget

Spending from the project budget is detailed below (Table 6).

Table 6. Budget expenditure

Budget item	Budget	Actual	UQ Contribution
Mobile devices for in-person data collection (5 x tablets with mobile data capability, \$1900 each)	\$9,500	\$8,515	
Mobile data plan (6 months (including field testing) @ \$85 per month for 400GB)	\$510	\$426	
Research assistants	\$12,000	\$14188	
Key chains and survey cards	\$1,430	\$1,430	
Incentives for online survey participation (10 x \$200 Whitworths gift vouchers)	\$2,000	\$2,000	
DES staff time for project design input and delivery (estimated)	\$7,000	\$7,000	
Staff salary (Dr. Martin; 1.0 FTE for 12 months)			\$157,563
Staff salary (Dr. Benham; 1.0 FTE for 1 month)			\$16,592
Staff salary (Associate Prof. Klein; 0.5FTE 1 month)			\$14,426
Staff salary (Prof. Lovelock; 1.0 FTE for 0.5 month)			\$13,274
Staff salary (Prof. John Pandolfi, 1.0 FTE for 1 day)			\$1,327
Staff salary (Ms Bridey Crowe)			\$63,000
Computing equipment and software for data analysis (ArcGIS Pro, R, and SPSS; estimated)			\$7,500
MBRS field expenses			\$1,000
Total TMBF contribution	\$26,559	\$26,559	\$274,682