

Michigan Shores Cooperative

Member Share Costs Effective September 18th, 2025 through September 18th, 2026

Unit #	Unit Type	Initial Unit value	% of initial value	% of Sq.Ft. total co-op	Increase Per year	1991 initial Share value	Share value 9/19/2025	20% Capital fee	Monthly fee 2025
101	J	\$ 56,808.00	1.6337	1.7056	\$ 568.08	\$ 16,000.00	\$ 35,882.80	\$ 7,176.56	\$ 1,250.38
102	H'	\$ 95,837.00	2.7560	2.7232	\$ 958.37	\$ 26,500.00	\$ 60,042.95	\$ 12,008.59	\$ 1,950.36
103	C	\$ 43,265.00	1.2442	1.3043	\$ 432.65	\$ 11,000.00	\$ 26,142.75	\$ 5,228.55	\$ 968.33
104	H	\$ 91,809.00	2.6402	2.6086	\$ 918.09	\$ 26,500.00	\$ 58,633.15	\$ 11,726.63	\$ 1,873.86
105	F	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,503.88
106	D	\$ 44,863.00	1.2902	1.3043	\$ 448.63	\$ 11,000.00	\$ 26,702.05	\$ 5,340.41	\$ 967.19
107	G	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,502.74
108	G	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,502.74
109	D	\$ 44,863.00	1.2902	1.3043	\$ 448.63	\$ 11,000.00	\$ 26,702.05	\$ 5,340.41	\$ 967.19
110	H	\$ 91,809.00	2.6402	2.6086	\$ 918.09	\$ 26,500.00	\$ 58,633.15	\$ 11,726.63	\$ 1,873.86
111	F	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,503.88
112	E'	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,246.95
113	C	\$ 43,265.00	1.2442	1.3043	\$ 432.65	\$ 11,000.00	\$ 26,142.75	\$ 5,228.55	\$ 968.33
114	C	\$ 43,265.00	1.2442	1.3043	\$ 432.65	\$ 11,000.00	\$ 26,142.75	\$ 5,228.55	\$ 968.33
115	CMOD	\$ 43,265.00	1.2442	1.3043	\$ 432.65	\$ 11,000.00	\$ 26,142.75	\$ 5,228.55	\$ 968.33
116	B	\$ 51,703.00	1.4869	1.4046	\$ 517.03	\$ 13,000.00	\$ 31,096.05	\$ 6,219.21	\$ 1,039.13
117	B	\$ 51,703.00	1.4869	1.4046	\$ 517.03	\$ 13,000.00	\$ 31,096.05	\$ 6,219.21	\$ 1,039.13
201	J	\$ 56,808.00	1.6337	1.7056	\$ 568.08	\$ 16,000.00	\$ 35,882.80	\$ 7,176.56	\$ 1,250.38
202	H'	\$ 95,837.00	2.7560	2.7232	\$ 958.37	\$ 26,500.00	\$ 60,042.95	\$ 12,008.59	\$ 1,950.36
203	C	\$ 43,265.00	1.2442	1.3043	\$ 432.65	\$ 11,000.00	\$ 26,142.75	\$ 5,228.55	\$ 968.33
204	H	\$ 91,809.00	2.6402	2.6086	\$ 918.09	\$ 26,500.00	\$ 58,633.15	\$ 11,726.63	\$ 1,873.86
205	F	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,503.88
206	E'	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,246.95
207	B	\$ 51,703.00	1.4869	1.4046	\$ 517.03	\$ 13,000.00	\$ 31,096.05	\$ 6,219.21	\$ 1,039.13
208	G	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,502.74
209	G	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,502.74
210	G	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,502.74
211	E	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,245.81
212	E'	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,246.95
213	B	\$ 51,703.00	1.4869	1.4046	\$ 517.03	\$ 13,000.00	\$ 31,096.05	\$ 6,219.21	\$ 1,039.13
214	H	\$ 91,809.00	2.6402	2.6086	\$ 918.09	\$ 26,500.00	\$ 58,633.15	\$ 11,726.63	\$ 1,873.86
215	F	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,503.88

216	E'	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,246.95
217	C	\$ 43,265.00	1.2442	1.3043	\$ 432.65	\$ 11,000.00	\$ 26,142.75	\$ 5,228.55	\$ 968.33
218	C	\$ 43,265.00	1.2442	1.3043	\$ 432.65	\$ 11,000.00	\$ 26,142.75	\$ 5,228.55	\$ 968.33
219	CMOD	\$ 43,265.00	1.2442	1.3043	\$ 432.65	\$ 11,000.00	\$ 26,142.75	\$ 5,228.55	\$ 968.33
301	J	\$ 56,808.00	1.6337	1.7056	\$ 568.08	\$ 16,000.00	\$ 35,882.80	\$ 7,176.56	\$ 1,250.38
302	H'	\$ 95,837.00	2.7560	2.7232	\$ 958.37	\$ 26,500.00	\$ 60,042.95	\$ 12,008.59	\$ 1,950.36
303	C	\$ 43,265.00	1.2442	1.3043	\$ 432.65	\$ 11,000.00	\$ 26,142.75	\$ 5,228.55	\$ 968.33
304	H	\$ 91,809.00	2.6402	2.6086	\$ 918.09	\$ 26,500.00	\$ 58,633.15	\$ 11,726.63	\$ 1,873.86
305	F	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,503.88
306	E'	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,246.95
307	B	\$ 51,703.00	1.4869	1.4046	\$ 517.03	\$ 13,000.00	\$ 31,096.05	\$ 6,219.21	\$ 1,039.13
308	G	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,502.74
309	G	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,502.74
310	G	\$ 70,384.00	2.0241	2.0783	\$ 703.84	\$ 22,000.00	\$ 46,634.40	\$ 9,326.88	\$ 1,502.74
311	E	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,245.81
312	E'	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,246.95
313	Emod	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,242.39
314	H	\$ 91,809.00	2.6402	2.6086	\$ 918.09	\$ 26,500.00	\$ 58,633.15	\$ 11,726.63	\$ 1,873.86
315	E'	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,246.95
316	E'	\$ 61,530.00	1.7695	1.7056	\$ 615.30	\$ 16,000.00	\$ 37,535.50	\$ 7,507.10	\$ 1,246.95
317	HMOD	\$ 95,837.00	2.7560	2.6086	\$ 958.37	\$ 26,500.00	\$ 60,042.95	\$ 12,008.59	\$ 1,872.71
318	C	\$ 43,265.00	1.2442	1.3043	\$ 432.65	\$ 11,000.00	\$ 26,142.75	\$ 5,228.55	\$ 968.33

A share belongs to a member until the member or their estate offers to sell. The value at the time of the sale is based on the original cost (3rd column), plus 1% of the value of the unit (established at the initial endorsement of the project mortgage), for each year of occupancy. The 1% limited-equity formula is under the direct control of the Cooperative. The Share Cost is increased by the 1% limited equity every September 19th.

The fee for new members shall be 20% of the membership share SALES PRICE, unless the sales price is less than the current listed member share cost (7th column), then the fee is the greater of

The capital fee is due at the time of payment of the membership share by the purchaser of the membership. Transfer of the membership is complete upon full payment of the share cost plus the 20% capital fee. New members as of June 18th, 2019 moving into a larger unit, are subject to pay the difference between their first capital fee paid and the new 20% capital fee required for the larger unit. Members moving into a smaller unit do not get the difference refunded to them. This amendment is not retroactive and does not apply to members who purchased a membership before June 18th, 2019.