



Member Share Costs September 19, 2026 to September 18th, 2027

					Monthly	Annual	2026/2027	20%
Description		Type	Qty	Sq. Ft	Charge	1% Increase	Share Cost	Capital Fee
1 bed	1 bath	B	5	799	\$ 1,070.30	\$ 517.03	\$ 38,613.08	\$ 7,722.62
1 bed	1 bath	C	8	676	\$ 997.38	\$ 432.65	\$ 33,575.40	\$ 6,715.08
1 bed	1 bath	Cm	2	676	\$ 997.38	\$ 432.65	\$ 33,575.40	\$ 6,715.08
1 bed	1 bath	D	2	736	\$ 996.20	\$ 448.63	\$ 34,150.68	\$ 6,830.14
2 bed	1 bath	E	2	884	\$ 1,284.36	\$ 615.30	\$ 45,150.80	\$ 9,030.16
2 bed	1 bath	Em	1	884	\$ 1,284.36	\$ 615.30	\$ 45,150.80	\$ 9,030.16
2 bed	1 bath	E'	8	968	\$ 1,284.36	\$ 615.30	\$ 45,150.80	\$ 9,030.16
2 bed	2 bath	G	8	1072	\$ 1,547.82	\$ 703.88	\$ 54,338.28	\$ 10,867.66
2 bed	2 bath	F	5	1110	\$ 1,549.00	\$ 703.88	\$ 54,338.28	\$ 10,867.66
2 bed	2 bath	H	6	1476	\$ 1,930.07	\$ 918.09	\$ 66,551.24	\$ 13,310.25
2 bed	2 bath	Hm	1	1359	\$ 1,928.90	\$ 918.09	\$ 67,961.04	\$ 13,592.21
2 bed	2 bath	H'	3	1488	\$ 2,008.87	\$ 958.37	\$ 68,001.32	\$ 13,600.26
2 bed	1 bath	J	3	904	\$ 1,287.89	\$ 568.08	\$ 43,450.88	\$ 8,690.18

A share belongs to a member until the member or his/her estate offers to sell. The value at the time of the sale is based on the original cost, 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 direct control of the Cooperative. The Share Cost is increased by the 1% limited equity every September 19th.

Capital Fee Policy Adopted September 19, 2017 Amended 04/21/2026

The Michigan Shores Cooperative shall assess a capital fee based on membership sales value for new members to fund building repairs, replacements, and the capital improvement fund.

All membership purchases will be assessed a 20% capital fee added to the member share cost, and is calculated on the stated member share cost or sold member share cost, whichever is greater

Any current member who have previously paid a capital fee will be credited that amount towards the new membership purchase.

Members moving to a smaller unit do not get the difference refunded to them.