

Monthly Charges at Michigan Shores Cooperative

Monthly Charges are based on costs required to operate a cooperative; provide basic services to its members; amortize the mortgage, pay taxes and building insurance; and fund reserve accounts.

Unlike any other form of property ownership, a cooperative is operated on a non-profit basis. Thus any increases in Monthly Charges are limited to actual increases and are determined by the members.

The Monthly Charges cover a member's proportionate cost of:

- Principal, interest and mortgage insurance premium, based on a fixed-rate co-insured mortgage; and real estate tax.
- Fire and extended coverage insurance, to include liability insurance on the common areas.
- Management and administration, including on-site staff, bookkeeping, legal and auditing services and on-going marketing.
- Water/sewer, common area electricity, heat, garbage and trash collection, snow removal, lawn maintenance and common area housekeeping.
- Repairs, maintenance and replacement of project property to include carpet, drapes, appliances and mechanical-electrical systems in common areas and apartments.
- General operating and replacement reserve funds.
- Basic Service Package -- mini-bus, security, laundry, resident services program, emergency-call monitoring.

Members pay directly for the cost of telephone, apartment electricity, personal property insurance, use of Guest Room and optional participation in a meal program. Information concerning health care services to be offered by the Paul Oliver Hospital and other community agencies will be available later.