

9. Municipal Expenditures

Expenditures were then calculated by land use based on the Cost of Services (COS) described previously. By subtracting the expenditures from the revenue, a surplus or deficit for that particular category of land use is obtained. Table 14 shows that in all three municipalities the revenue from commercial and agricultural land “subsidizes” the costs of servicing residential land.

Table 14 - Expenditures-Current

A	B	C	D	E	F	G
	Percent of Total Land-Existing	Assessed Value	Municipal Tax Rate	Revenue Derived from Local Taxes (C x D)	Expenditures (E x COS* ratio #)	Surplus/deficit
City of Canandaigua						
Agriculture	0.00%	\$0	6.615634	\$0	\$0	\$0
Residential	39.32%	\$284,353,400	6.615634	\$1,881,178	\$2,295,037	-\$413,859
Vacant	12.20%	\$8,934,900	6.615634	\$59,110	\$42,559	\$16,551
Commercial	31.28%	\$225,981,700	6.615634	\$1,495,012	\$403,653	\$1,091,359
Public	17.20%					
Total		\$519,270,000		\$3,435,300	\$2,741,250	\$694,051
Town of Canandaigua						
Agriculture	50.16%	\$23,691,510	0.916745	\$21,719	\$15,638	\$6,081
Residential	24.54%	\$459,645,597	0.916745	\$421,378	\$514,081	-\$92,703
Vacant	18.46%	\$29,791,850	0.916745	\$27,312	\$19,664	\$7,647
Commercial	4.99%	\$159,955,356	0.916745	\$146,638	\$39,592	\$107,046
Public	1.87%					
Total		\$673,084,313		\$617,047	\$588,975	\$28,071
Town of Farmington						
Agriculture	59.25%	\$22,273,800	1.454983	\$32,408	\$23,334	\$9,074
Residential	19.58%	\$277,204,300	1.454983	\$403,328	\$492,060	-\$88,732
Vacant	15.87%	\$20,066,110	1.454983	\$29,196	\$21,021	\$8,175
Commercial	4.79%	\$121,462,563	1.454983	\$176,726	\$47,716	\$129,010
Public	0.51%					
Total		\$441,006,773		\$641,657	\$584,130	\$57,527
* Cost of Services						

10. Fiscal Impact of Build-out

The preceding section shows the relationship between current land use and current municipal finances. The results of the Build-out Analysis were used to show the future relationship between land use, as projected by the build out, and municipal finances.

Table 6, below, shows the future fiscal impact of changing land uses. It assumes that the Municipal Tax Rate and the Assessed Value by land use will remain constant. The change in Percent of Total Land-Future is derived from the Zoning Capacity and Build Out Analysis (Tables 6 through 9). By using the Percent of Total Land-Future, the Future Assessed Value was derived as well as the future Expenditures and Surplus/Deficit.

Two general trends can be seen in the Fiscal Impact of the Buildout Analysis. Because residential land use tends to have a negative fiscal impact on municipalities (expenses for services are greater than revenue for taxes), where it is projected that there will be a significant increase in Residential land use (largely at the expense of current vacant land), there tends to be a significant negative impact on the municipal budget (City and Town of Canandaigua). Conversely, where it is projected that the Residential Percent of Total Land-Future remains approximately the same, there is little or no impact to the municipal budget.

Table 15, on the next page, shows the future fiscal impact of changing land uses.

Table 15 - Expenditures-Future (Fiscal Impact)

A	I	J	K	L	M	N	O
	Percent of Total Land-Future	Percent Increase/D decrease	Future Assessed Value	Municipal Tax Rate	Revenue Derived from Local Taxes (K x L)	Expenditures (M x COS* ratio #)	Surplus/deficit
City of Canandaigua							
Agriculture	0.00%			6.615634		\$0	\$0
Residential	73.76%	34.44%	\$382,284,711	6.615634	\$2,529,056	\$3,085,448	-\$556,392
Vacant	0.00%		\$0	6.615634	\$0	\$0	\$0
Commercial	22.54%	8.74%	\$206,230,899	6.615634	\$1,364,348	\$368,374	\$995,974
Public	3.70%		\$0				
Total			\$588,515,610		\$3,893,404	\$3,453,822	\$439,582
Town of Canandaigua							
Agriculture	52.20%	2.04%	\$24,174,817	0.916745	\$22,162	\$15,957	\$6,205
Residential	40.06%	15.52%	\$530,982,594	0.916745	\$486,776	\$593,866	-\$107,091
Vacant	0.00%	-18.46%	\$0	0.916745	\$0	\$0	\$0
Commercial	6.08%	1.09%	\$161,698,869	0.916745	\$148,237	\$40,024	\$108,213
Public	1.66%						
Total			\$716,856,280		\$657,174	\$649,847	\$7,327
Town of Farmington							
Agriculture	69.32%	10.07%	\$24,516,772	1.454983	\$35,671	\$25,683	\$9,988
Residential	20.34%	0.76%	\$279,311,053	1.454983	\$406,393	\$495,799	-\$89,406
Vacant	0.00%	-15.87%	\$0	1.454983	\$0	\$0	\$0
Commercial	10.34%	5.55%	\$128,203,735	1.454983	\$186,534	\$50,364	\$136,170
Public	0.00%						
Total			\$432,031,560		\$628,599	\$571,847	\$56,752
* Cost of Services							