

*Pursuant to A.R.S. §38-431.02, notice is hereby given that the Board of Directors of the Villages at Vigneto Community Facilities District #1 will hold the following meeting which will be open to the public:*

**NOTICE AND AGENDA  
FOR MEETING  
OF THE BOARD OF DIRECTORS OF  
THE VILLAGES AT VIGNETO COMMUNITY FACILITIES DISTRICT #1**

**May 22, 2023  
On or about 4:30 p.m. MST  
at  
City Hall (Conference Room)  
120 W. 6th Street  
Benson, Arizona 85602**

---

Vicki L. Vivian, CMC, District Clerk

**Agenda**

The Board will consider and may act on any or all of the following items:

1. Call to order
2. Approval of Minutes of the September 12, 2022 Meeting
3. Discussion and possible action regarding Resolution 1-2022 of the Board of Directors of the Villages at Vigneto Community Facilities District No. 1 adopting the tentative budget of the District for the fiscal year beginning July 1, 2023 and ending June 30, 2024
4. Adjournment

POSTED this 15th day of May, 2023

Executive Sessions – Upon a vote of the majority of the Board of Directors, the Board may enter into Executive Sessions pursuant to Arizona Revised Statutes §38-431.03 (A)(3) to obtain legal advice on matters listed on the Agenda.

**MEETING OF THE BOARD OF DIRECTORS OF  
THE VILLAGES AT VIGNETO COMMUNITY FACILITIES DISTRICT #1  
HELD SEPTEMBER 12, 2022 ON OR ABOUT 4:30 P.M. AT  
BENSON CITY HALL,  
120 W. 6TH STREET, BENSON, ARIZONA 85602**

**1. Call to order**

Chair David DiPeso called the meeting to order at 4:37 p.m.

Present were: Chair David DiPeso, Vice Chair John Davis, and Director Celia Jenkins. Absent was: Director Cindy Batten.

**2. Approval of Minutes of the August 22, 2022**

Vice Chair John Davis moved to approve the August 22, 2022 minutes. Seconded by Director Celia Jenkins. Motion passed 3-0.

**3. Public Hearing for District taxpayers on the statements and estimates of Community Facilities District No. 1 Expenditures filed with the District Clerk and on the proposed Fiscal Year 2022/2023 Annual Budget for Community Facilities District No. 1**

Chair David DiPeso opened the public hearing at 4:38 p.m. David DiPeso then asked Staff if anyone had signed up to speak. District Deputy Clerk Denise Tapia stated there is no one signed up to speak. Chair David DiPeso moved to close the public hearing at 4:38 p.m.

**4. Discussion and possible action regarding Resolution 2-2022 adopting the Final Budget by the Board of Directors of the Villages at Vigneto Community Facilities District No. 1 for Fiscal Year 2022/2023 beginning July 1, 2022 and ending June 30, 2023**

Vice Chair John Davis moved to approve Resolution 2-2022. Seconded by Director Celia Jenkins. Motion passed 3-0.

**5. Adjournment**

Chair David DiPeso moved to adjourn at 4:39 p.m.

**RESOLUTION 1-2023**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE VILLAGES AT VIGNETO COMMUNITY FACILITIES DISTRICT NO. 1 ADOPTING THE TENTATIVE BUDGET OF THE DISTRICT FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VILLAGES AT VIGNETO COMMUNITY FACILITIES DISTRICT NO. 1** as follows:

Section 1. The statements and schedules contained in the budget attached hereto as Exhibit A and incorporated by reference herein, are hereby approved for the purpose as hereinafter set forth as the tentative budget for the Villages at Vigneto Community Facilities District No. 1 for the Fiscal Year 2023-24. The statements and estimates of the operation and maintenance expenses of the District, the costs of capital improvements and other expenditures for public infrastructure, and the amount needed to pay any general obligation bonds of the District (collectively, the “District Expenditures”), which are to be paid from ad valorem taxes collected in the District are hereby filed with the District Clerk.

Section 2. The District Clerk is authorized and directed to cause to be mailed to the governing body of the City of Benson, Arizona, and published in the manner prescribed by law, a notice that the District Board will meet for the purpose of conducting a final hearing for District taxpayers on the statements and estimates of District Expenditures filed with the District Clerk and on the adoption of the 2023-24 Annual Budget for the District; said hearing to be conducted at 4:30 p.m. on the 6th of June, 2023 at Benson City Hall, with final approval of the District’s annual budget on June 6, 2023, same time and place.

**PASSED AND ADOPTED** by the Board of Directors of the Villages at Vigneto Community Facilities District No. 1, on the 22nd of May, 2023.

\_\_\_\_\_  
District Chairman

ATTEST:

\_\_\_\_\_  
District Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
District Attorney

The signed version of Resolution 1-2023 is on file in the Office of the District Clerk located at: 120 W. 6th Street, Benson, AZ 85602

**The Villages at Vigneto Community Facilities District No. 1 - 3  
FY 23 - 24**

| Sources   | FY 22 - 23  |             |             |             |
|---|-------------|-------------|-------------|-------------|
|   | FY 21 - 22  | Budget      | Estimated   | FY 23 - 24  |
| Property Tax: Debt Service (includes 5%) delinquency) | \$ -        | \$ -        | \$ -        | \$ -        |
| Property Tax: O&M                                     | -           | -           | -           | -           |
| Special Assessments: Debt Service                     | -           | -           | -           | -           |
| Special Assessments: Prepayments                      | -           | -           | -           | -           |
| Subsidy   | -           | -           | -           | -           |
| Developer Contribution                                | -           | -           | -           | -           |
| Escrow Held   | -           | -           | -           | -           |
| Transfer from Other Funds                             | -           | -           | -           | -           |
| Investment Income                                     | -           | -           | -           | -           |
| Other Fees & Revenues                                 | -           | -           | -           | -           |
| Other Sources:  | -           | -           | -           | -           |
| Acquisition & Construction                            | -           | -           | -           | -           |
| Bond Proceeds - Refunding                             | -           | -           | -           | -           |
| Cost of Issuance                                      | -           | -           | -           | -           |
| Prior Year Fund Balance                               | -           | -           | -           | -           |
| <b>Total Sources</b>                                  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |
|   |             |             |             |             |
| Uses  | FY 22 - 23  |             |             |             |
|   | FY 21 - 22  | Budget      | Estimated   | FY 23 - 24  |
| Deve Service - GO Bonds                               | \$ -        | \$ -        | \$ -        | \$ -        |
| Debt Service - Speacial Assessments                   | -           | -           | -           | -           |
| Debt Service - Prepayments                            | -           | -           | -           | -           |
| Capital Improvements                                  | -           | -           | -           | -           |
| Refunding - Prepayment                                | -           | -           | -           | -           |
| Bond Issuance Costs                                   | -           | -           | -           | -           |
| Administrative Fee                                    | -           | -           | -           | -           |
| Operations and Maintenance                            | -           | -           | -           | -           |
| Transfers to Other Funds                              | -           | -           | -           | -           |
| Undesignated Fund Balances - SA Debt                  | -           | -           | -           | -           |
| Undesignated Fund Balances - GO Debt                  | -           | -           | -           | -           |
| Undesignated Fund Balances - O&M                      | -           | -           | -           | -           |
| Undesignated Fund Balances - Cap                      | -           | -           | -           | -           |
| <b>Total Uses</b>                                     | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |
|   |             |             |             |             |
| Sources Over / (Under) Uses                           | \$ -        | \$ -        | \$ -        | \$ -        |
|   |             |             |             |             |
| Total Full Cash Value                                 | -           | -           | -           | -           |
| Total Limited Property Valution                       | -           | -           | -           | -           |
| Tax Rate - Debt Service (includes 5% deliquency)      | -           | -           | -           | -           |
| Tax Rate - O & M                                      | -           | -           | -           | -           |