

AWO UNIT TRUST

FINANCIAL STATEMENTS & INCOME TAX RETURN

FOR THE 2023 FINANCIAL YEAR



AWO UNIT TRUST

2023 Financial Year

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AWO Unit Trust

Accounts

Income Tax Return

AWO UNIT TRUST

Financial Statements

AWO Unit Trust
For the year ended 30 June 2023

Prepared by Moore Australia SA Pty Ltd

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Income Statement

AWO Unit Trust

For the year ended 30 June 2023

	NOTES	2023	2022
Income			
Rent received	2	314,989	305,500
Total Income		314,989	305,500
Total Income			
		314,989	305,500
Expenses			
Accounting fees		4,020	4,210
Depreciation		2,646	3,112
Filing fees		290	276
Light and power		7,529	13,394
Rates and taxes	3	32,357	33,388
Repairs and maintenance		3,159	7,436
Total Expenses		50,001	61,817
Profit / (Loss) Before Distribution			
		264,989	243,684
Profit Available for Distribution			
		264,989	243,684
Trust Income Distributed			
Joben Superannuation Fund		88,330	81,228
Argy Superannuation Fund		88,330	81,228
Whalley Superannuation Fund		88,330	81,228
Total Trust Income Distributed		264,989	243,684
Undistributed Income / (Loss)			
		-	-

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

Balance Sheet

AWO Unit Trust As at 30 June 2023

	NOTES	30 JUN 2023	30 JUN 2022
Assets			
Current Assets			
Cash and cash equivalents	4	18,385	16,257
Total Current Assets		18,385	16,257
Non-Current Assets			
Property, plant and equipment	5	3,840,580	3,843,226
Total Non-Current Assets		3,840,580	3,843,226
Total Assets		3,858,965	3,859,483
Liabilities			
Current Liabilities			
Goods and services tax		8,914	7,136
Unit holders current accounts	6	446,247	451,259
Other creditors		-	4,235
Revenue in advance		31,462	24,511
Total Current Liabilities		486,623	487,141
Total Liabilities		486,623	487,141
Net Assets		3,372,342	3,372,342
Trust Funds			
Settled sum		10	10
Issued units	7	2,314,999	2,314,999
Asset revaluation reserve		1,057,332	1,057,332
Total Trust Funds		3,372,342	3,372,342

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

Notes to the Financial Statements

AWO Unit Trust

For the year ended 30 June 2023

1. Statement of Significant Accounting Policies

The directors of the trustee company have prepared the financial statements of the trust on the basis that the trust is a non-reporting entity because there are no users dependent on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the trust deed, the information needs of stakeholders and for the basis of preparation of the income tax return.

The financial statements have been prepared in accordance with the significant accounting policies disclosed below, which the directors have determined are appropriate to meet the purposes of preparation. Such accounting policies are consistent with the previous period unless stated otherwise.

The financial statements have been prepared on an accruals basis and are based on historical costs unless otherwise stated.

Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value as indicated less any accumulated depreciation and impairment losses, where applicable. Increases in the carrying amount arising on revaluation of land and buildings are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same asset are recognised against revaluation surplus directly in equity; all other decreases are recognised in profit or loss.

Depreciation

The depreciable amount of all fixed assets, including buildings and capitalised lease assets but excluding freehold land, is depreciated on a diminishing value basis over the asset's useful life to the trust commencing from the time the asset is held ready for use.

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held on call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts.

Goods and Services Tax

Transactions are recognised net of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or payables in the balance sheet.

	2023	2022
2. Rent Received		
Rent income	277,995	269,144
Rent outgoings	36,994	36,356
Total Rent Received	314,989	305,500

These notes should be read in conjunction with the attached compilation report.

	2023	2022
3. Rates and Taxes		
Council rates	8,047	8,392
Emergency services levy	4,414	4,159
Land tax	16,050	16,940
Water rates	3,846	3,897
Total Rates and Taxes	32,357	33,388

	2023	2022
4. Cash and Cash Equivalents		
Bank Accounts		
CBA Business transaction #9152	18,375	16,247
Total Bank Accounts	18,375	16,247
Other Cash Items		
Cash on hand	10	10
Total Other Cash Items	10	10
Total Cash and Cash Equivalents	18,385	16,257

	2023	2022
5. Property Plant and Equipment		
Land and buildings		
43 Fullarton Road, Kent Town	3,825,589	3,825,589
Total Land and buildings	3,825,589	3,825,589
Plant and equipment		
Plant and equipment at cost	96,000	96,000
Accumulated depreciation of plant and equipment	(81,009)	(78,363)
Total Plant and equipment	14,991	17,637
Total Property Plant and Equipment	3,840,580	3,843,226

6. Unit Holders Current Accounts

Please see report titled "Unit Holder Current Accounts" for breakdown of Unit Holder activity.

	2023	2022
7. Issued Units		
Joben Superannuation Fund	771,666	771,666
Argy Superannuation Fund	771,666	771,666
Whalley Superannuation Fund	771,667	771,667
Total Issued Units	2,314,999	2,314,999

These notes should be read in conjunction with the attached compilation report.

Unit Holder Accounts

AWO Unit Trust

For the year ended 30 June 2023

2023

2022

Unit Holder Accounts

Unit Holder Accounts Summary

Opening Balance	451,259	447,576
Profit distributed	264,989	243,684
Funds drawn	(270,000)	(240,001)
Total Unit Holder Accounts Summary	446,247	451,259

Detailed Unit Holder Accounts

Joben Superannuation Fund

Opening Balance	151,016	149,789
Share of profit	88,330	81,228
Drawings	(90,000)	(80,000)
Total Joben Superannuation Fund	149,346	151,016

Argy Superannuation Fund

Opening Balance	151,016	149,789
Share of profit	88,330	81,228
Drawings	(90,000)	(80,000)
Total Argy Superannuation Fund	149,346	151,016

Whalley Superannuation Fund

Opening Balance	149,226	147,998
Share of profit	88,330	81,228
Drawings	(90,000)	(80,000)
Total Whalley Superannuation Fund	147,555	149,226

Total Detailed Unit Holder Accounts

446,247 **451,259**

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

Depreciation Schedule

AWO Unit Trust

For the year ended 30 June 2023

NAME	RATE	METHOD	PURCHASED	COST	OPENING ACCUM DEP	OPENING VALUE	PURCHASES	DISPOSALS	DEPRECIATION	CLOSING ACCUM DEP	CLOSING VALUE
Plant and Equipment											
Air Conditioner	15.00%	DV	21 Jan 2012	96,000	78,363	17,637	-	-	2,646	81,009	14,991
Total Plant and Equipment				96,000	78,363	17,637	-	-	2,646	81,009	14,991
Total				96,000	78,363	17,637	-	-	2,646	81,009	14,991

The accompanying notes form part of these financial statements. These statements should be read in conjunction with the attached compilation report.

Directors' Declaration

AWO Unit Trust

For the year ended 30 June 2023

The directors of the trustee company declare that the trust is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 of the financial statements.

In accordance with a resolution of the directors, the directors of the trustee company declare that:

1. The financial statements and notes present fairly the trust's financial position as at 30 June 2023 and its performance for the year ended on that date in accordance with the accounting policies described in Note 1 of the financial statements.
2. In the directors' opinion there are reasonable grounds to believe that the trust will be able to pay its debts as and when they become due and payable.

Director: Grant Ezra Argy

Director: Benjamin Matthew O'Brien

Director: Peter Brian Whalley

Dated:

Compilation Report

AWO Unit Trust For the year ended 30 June 2023

We have compiled the accompanying special purpose financial statements of AWO Unit Trust for the year ended 30 June 2023. The specific purpose for which the special purpose financial statements have been prepared is set out in Note 1.

The Responsibility of the Directors of the Trustee Company

The directors of the trustee company are solely responsible for the information contained in the special purpose financial statements, the reliability, accuracy and completeness of the information and for the determination that the basis of accounting used is appropriate to meet their needs and for the purpose that financial statements were prepared.

Our Responsibility

On the basis of information provided by the directors of the trustee company we have compiled the accompanying special purpose financial statements in accordance with the basis of accounting as described in Note 1 to the financial statements and APES 315 *Compilation of Financial Information*.

We have applied our expertise in accounting and financial reporting to compile these financial statements in accordance with the basis of accounting described in Note 1 to the financial statements. We have complied with the relevant ethical requirements of APES 110 *Code of Ethics for Professional Accountants*.

Assurance Disclaimer

Since a compilation engagement is not an assurance engagement, we are not required to verify the reliability, accuracy or completeness of the information provided to us by management to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on these financial statements.

The special purpose financial statements were compiled exclusively for the benefit of the directors of the trustee company who are responsible for the reliability, accuracy and completeness of the information used to compile them. We do not accept responsibility for the contents of the special purpose financial statements.



Ross Sicuro

Moore Australia (SA) Pty Ltd
Level 2, 180 Flinders Street
Adelaide, SA, 5000

Dated: 05/10/2023

9C565ACD-BFB9-4C40-805D-783372859503

Trust Tax Return

2023

1 Jul 2022—30 Jun 2023

TFN Recorded

PART A ELECTRONIC LODGMENT DECLARATION (FORM T)

This declaration is to be completed where the tax return is to be lodged to the ATO electronically. It is the responsibility of the taxpayer to retain this declaration for a period of five years after the declaration is made, penalties may apply for failure to do so.

Privacy

The ATO is authorised by the Taxation Administration Act 1953 to request the provision of tax file numbers (TFNs). The ATO will use the TFNs to identify each partner or beneficiary or entity in our records. It is not an offence not to provide the TFNs. However, you cannot lodge your tax return electronically if you do not quote your TFN.

Taxation law authorises the ATO to collect information and disclose it to other government agencies, including personal information about the person authorised to sign the declaration. For information about privacy go to ato.gov.au/privacy

The Australian Business Register

The Commissioner of Taxation, as Registrar of the Australian Business Register, may use the ABN and business details which you provide on this tax return to maintain the integrity of the register.

Please refer to the privacy statement on the Australian Business Register (ABR) website (www.abr.gov.au) for further information – it outlines our commitment to safeguarding your details.

Tax File Number	Name of trust	Year
TFN Recorded	AWO Unit Trust	2023

Important

Before making this declaration please check to ensure that all income has been disclosed and the tax return is true and correct in every detail. If you are in doubt about any aspect of the tax return, place all the facts before the Tax Office. The tax law provides heavy penalties for false or misleading statements on tax returns.

Declaration - I declare that:

- the information provided to my registered tax agent for the preparation of this tax return, including any applicable schedules is true and correct, and
- the agent is authorised to lodge this tax return.

Signature	Date
-----------	------

PART D TAX AGENTS CERTIFICATE (SHARED FACILITIES USERS ONLY)

Client Ref	Agent Ref No.	Contact Name	Contact No.
SYB0150	63899008	Moore Australia (SA)	08 8224 3300

Declaration - I declare that:

- I have prepared this tax return and/or family tax benefit tax claim in accordance with the information supplied by the taxpayer
- I have received a declaration made by the taxpayer that the information provided to me for the preparation of this document is true and correct, and
- I am authorised by the taxpayer to lodge this tax return and any applicable schedules that are attached.

Agent's Signature	Date
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Trust Tax Return**2023**

1 Jul 2022—30 Jun 2023

TFN Recorded

TRUST DETAILS**Name of Trust**

AWO Unit Trust

Previous name of Trust**Tax File Number**

TFN Recorded

Australian Business Number

78 579 685 229

CURRENT POSTAL ADDRESS

GPO Box 1171

Adelaide

State

SA

Postcode

5001

PREVIOUS POSTAL ADDRESS**Country**

Australia

FULL NAME OF THE NON-INDIVIDUAL TRUSTEE TO WHOM NOTICES SHOULD BE SENT**Name of non-individual**

AWO Investments Pty Ltd

ABN

37 149 766 156

Contact number**CONTACT DETAILS****Name**

Moore Australia (SA) Pty Ltd

Phone number

08 82243300

Hours taken to prepare and complete this return

Trust information

TYPE OF TRUST	U - Fixed unit trust, other than a public unit trust described in P or Q
Is any tax payable by the trustee?	No
Final tax return?	No

Income excluding foreign income

5 BUSINESS INCOME AND EXPENSES			
Income	Primary production	Non-primary production	Totals
Total business income			
Is the trust a small business entity?			
Net small business income			V
9 RENT			
Gross rent	F	\$314,989.00	
Interest deductions	G	\$0.00	
Capital works deductions	X	\$16,653.00	
Other rental deductions	H	\$51,760.00	
Net rent		(F - G - X - H)	\$246,576.00
15 Total of items 5 to 14			\$246,576

Deductions

20 NET AUSTRALIAN INCOME - OTHER THAN CAPITAL GAINS	\$246,576.00
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Capital gains and foreign income

21 CAPITAL GAINS	
Prior year losses brought forward	
Did you have a CGT event during the year?	G No
Losses carried forward	
Net Capital Losses from Collectables	\$0.00
Other Net Capital Losses	\$0.00

Foreign income

22 ATTRIBUTED FOREIGN INCOME	
Did you have overseas branch operations or a direct or indirect interest in a foreign trust, foreign company, controlled foreign entity or transferor trust?	S No
24 TOTAL OF ITEMS 20 TO 23	\$246,576.00
26 TOTAL NET INCOME	\$246,576.00

29 OVERSEAS TRANSACTIONS

Was the aggregate amount of your transactions or dealings with international related parties greater than \$2 million? **W** No

Thin capitalisation

Did the thin capitalisation provisions affect you? **O** No

Was any beneficiary who was not a resident of Australia at any time during the income year 'presently entitled' to a share of the income of the trust? **A** No

Transactions with specified countries **C** No

30 PERSONAL SERVICES INCOME

Does your income include an individual's personal services income? (PSI) **N** No

Key financial information

33 ALL CURRENT ASSETS **F** \$18,385.00

34 TOTAL ASSETS **G** \$3,858,965.00

35 ALL CURRENT LIABILITIES **I** \$486,623.00

36 TOTAL LIABILITIES **J** \$486,623.00

Business and professional items

57 INCOME OF THE TRUST ESTATE **A** \$246,576.00

Beneficiary not entitled

60 BENEFICIARY UNDER LEGAL DISABILITY WHO IS PRESENTLY ENTITLED TO INCOME FROM ANOTHER TRUST No

61 NON-RESIDENT TRUST

Is the trust a non-resident trust? No

Beneficiary – Joben Superannuation FundTax File Number TFN Recorded Entity code **U** S - SMSF

NAME OF COMPANY / PARTNERSHIP / TRUST ETC Joben Superannuation Fund

RESIDENTIAL / BUSINESS ADDRESS

Address	Town/City	State	Postcode
43 Fullarton Road	Kent Town	SA	5067

Distribution type Manual

Assessment calculation code **V** 35

Inter Vivos - Resident beneficiary - A trustee

Share of income of the trust estate **W** \$82,192.00Credit for tax withheld – foreign resident withholding (excluding capital gains) **L**Australian franking credits from a New Zealand franking company **N****SHARE OF INCOME**Primary production **A**PP - NCMI **A1**PP - Excluded from NCMI **A2**Non-primary production **B** \$82,192.00NPP - NCMI **B1**NPP - Excluded from NCMI **B2**Credit for tax withheld where ABN not quoted **C**Franked distributions **U**Franking credit **D**TFN amounts withheld **E**Share of credit for TFN amounts withheld from payments from closely held trusts **O**Capital gains **F**NCMI capital gains **F1**Excluded from NCMI capital gains **F2**Share of credit for foreign resident capital gains withholding amounts **Z**Attributed foreign income **G**Other assessable foreign source income **H**Foreign income tax offset **I**Share of national rental affordability scheme tax offset **R**Exploration credits distributed **M**Early stage venture capital limited partnership tax offset **T**Early stage investor tax offset **J**Div 6AA Eligible income **C1**

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income

Y

Beneficiary – Argy Superannuation FundTax File Number TFN Recorded Entity code **U** S - SMSF

NAME OF COMPANY / PARTNERSHIP / TRUST ETC Argy Superannuation Fund

RESIDENTIAL / BUSINESS ADDRESS

Address	Town/City	State	Postcode
27 Rose Street	Mile End	SA	5031

Distribution type Manual

Assessment calculation code **V** 35

Inter Vivos - Resident beneficiary - A trustee

Share of income of the trust estate **W** \$82,192.00Credit for tax withheld – foreign resident withholding (excluding capital gains) **L**Australian franking credits from a New Zealand franking company **N****SHARE OF INCOME**Primary production **A**PP - NCMI **A1**PP - Excluded from NCMI **A2**Non-primary production **B** \$82,192.00NPP - NCMI **B1**NPP - Excluded from NCMI **B2**Credit for tax withheld where ABN not quoted **C**Franked distributions **U**Franking credit **D**TFN amounts withheld **E**Share of credit for TFN amounts withheld from payments from closely held trusts **O**Capital gains **F**NCMI capital gains **F1**Excluded from NCMI capital gains **F2**Share of credit for foreign resident capital gains withholding amounts **Z**Attributed foreign income **G**Other assessable foreign source income **H**Foreign income tax offset **I**Share of national rental affordability scheme tax offset **R**Exploration credits distributed **M**Early stage venture capital limited partnership tax offset **T**Early stage investor tax offset **J**Div 6AA Eligible income **C1**

SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income

Y

Beneficiary – Whalley Superannuation Fund

Tax File Number	TFN Recorded	Entity code	U	S - SMSF
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NAME OF COMPANY / PARTNERSHIP / TRUST ETC	Whalley Superannuation Fund
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RESIDENTIAL / BUSINESS ADDRESS

Address	Town/City	State	Postcode
43 Fullarton Road	Kent Town	SA	5067

Distribution type	Manual
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Assessment calculation code	V	35
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Inter Vivos - Resident beneficiary - A trustee

Share of income of the trust estate	W	\$82,192.00
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Credit for tax withheld – foreign resident withholding (excluding capital gains)	L	
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Australian franking credits from a New Zealand franking company	N	
-----------------------------------------------------------------	----------	--

SHARE OF INCOME

Primary production	A	
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PP - NCMI	A1	
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PP - Excluded from NCMI	A2	
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Non-primary production	B	\$82,192.00
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NPP - NCMI	B1	
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NPP - Excluded from NCMI	B2	
--------------------------	-----------	--

Credit for tax withheld where ABN not quoted	C	
----------------------------------------------	----------	--

Franked distributions	U	
-----------------------	----------	--

Franking credit	D	
-----------------	----------	--

TFN amounts withheld	E	
----------------------	----------	--

Share of credit for TFN amounts withheld from payments from closely held trusts	O	
---------------------------------------------------------------------------------	----------	--

Capital gains	F	
---------------	----------	--

NCMI capital gains	F1	
--------------------	-----------	--

Excluded from NCMI capital gains	F2	
----------------------------------	-----------	--

Share of credit for foreign resident capital gains withholding amounts	Z	
------------------------------------------------------------------------	----------	--

Attributed foreign income	G	
---------------------------	----------	--

Other assessable foreign source income	H	
----------------------------------------	----------	--

Foreign income tax offset	I	
---------------------------	----------	--

Share of national rental affordability scheme tax offset	R	
----------------------------------------------------------	----------	--

Exploration credits distributed	M	
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Early stage venture capital limited partnership tax offset	T	
------------------------------------------------------------	----------	--

Early stage investor tax offset	J	
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Div 6AA Eligible income	C1	
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SMALL BUSINESS INCOME TAX OFFSET INFORMATION

Share of net small business income

Y

Rental schedule — 43 Fullarton Road, Kent Town SA 5067

Address	Town/City	State	Postcode
43 Fullarton Road	Kent Town	SA	5067

Date property first earned rental income	20/01/2012
Number of weeks property was rented this year	52
The number of weeks the property was available for rent this year	52
Entity's % ownership	100
Has the loan for the property been renegotiated this year?	No

Acquisitions and Disposal	Date	Amount
Acquisition	20 Jan 2012	\$2,768,257.00

Disposal		
Capital gain/loss on sale of this property		

Value of capital allowances (depreciation on plant) recouped on the sale of the property	
------------------------------------------------------------------------------------------	--

Value of capital works deductions (special building write-off) recouped on the sale of the property	
-----------------------------------------------------------------------------------------------------	--

Owners

Name	TFN	Percentage
AWO Unit Trust	TFN Recorded	100%
		100%

Income / Expenses

Income		Gross	My share
Rental income	A	\$277,995.00	\$277,995.00
Other rental income	B	\$36,994.00	\$36,994.00
Gross rent	C	\$314,989.00	\$314,989.00

Expenses			
Council rates	H	\$8,047.00	\$8,047.00
Capital allowance assets	I	\$4,405.00	\$4,405.00
Land tax	M	\$16,050.00	\$16,050.00
Repairs	Q	\$3,159.00	\$3,159.00
Capital works deductions	R	\$16,653.00	\$16,653.00
Water	U	\$3,846.00	\$3,846.00
Sundry	V	\$16,253.00	\$16,253.00
Total expenses	W	\$68,413.00	\$68,413.00
Total net rent	X	\$246,576.00	\$246,576.00

Rental schedule worksheets — 43 Fullarton Road, Kent Town SA 5067 SUNDRY

Description	Amount
Accounting fee	\$4,020.00
Filing fees	\$290.00
Light and power	\$7,529.00
ESL	\$4,414.00
Total	\$16,253.00

Document electronically signed



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Signed by	Ross Sicuro (ross.sicuro@moore-sant.com.au +61 xxxxxxx 215)
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Document Signers

Signer 1

Name	Ross Sicuro
Email	ross.sicuro@moore-sant.com.au
Mobile	+61 xxxxxxx 215
IP Address/es	193.115.86.57
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2023-10-05 09:30 +10:30	SYSTEM	FINALISING DOCUMENT (640D7BF3-E900-4E22-98E6-BA8C11D6E420)

More Information

For more information on electronic signatures and to validate this document was signed by the parties listed above, please visit www.fusesign.com