

Disclosure Statement Pursuant to the Pink Basic Disclosure Guidelines

Huntwicke Capital Group, Inc.

7 Grove Street Suite 201

Topsfield, MA 01983

978-887-5981

www.huntwicke.com

info@huntwicke.com

SIC: 6500

Quarterly Report

For the period ending 1/31/2024

Outstanding Shares

The number of shares outstanding of our Common Stock was:

4,857,296 as of January 31, 2024

4,857,296 as of October 31, 2023

Shell Status

Indicate by check mark whether the company is a shell company (as defined in Rule 405 of the Securities Act of 1933, Rule 12b-2 of the Exchange Act of 1934 and Rule 15c2-11 of the Exchange Act of 1934):

Yes: No:

Indicate by check mark whether the company's shell status has changed since the previous reporting period:

Yes: No:

Change in Control

Indicate by check mark whether a Change in Control¹ of the company has occurred over this reporting period:

Yes: No:

1) Name and address(es) of the issuer and its predecessors (if any)

¹ "Change in Control" shall mean any events resulting in:

(i) Any "person" (as such term is used in Sections 13(d) and 14(d) of the Exchange Act) becoming the "beneficial owner" (as defined in Rule 13d-3 of the Exchange Act), directly or indirectly, of securities of the Company representing fifty percent (50%) or more of the total voting power represented by the Company's then outstanding voting securities;

(ii) The consummation of the sale or disposition by the Company of all or substantially all of the Company's assets;

(iii) A change in the composition of the Board occurring within a two (2)-year period, as a result of which fewer than a majority of the directors are directors immediately prior to such change; or

(iv) The consummation of a merger or consolidation of the Company with any other corporation, other than a merger or consolidation which would result in the voting securities of the Company outstanding immediately prior thereto continuing to represent (either by remaining outstanding or by being converted into voting securities of the surviving entity or its parent) at least fifty percent (50%) of the total voting power represented by the voting securities of the Company or such surviving entity or its parent outstanding immediately after such merger or consolidation.

In answering this item, provide the current name of the issuer any names used by predecessor entities, along with the dates of the name changes.

Originally the company was incorporated on May 12, 2009, under the laws of the State of Delaware as Palmer Stock Agency Inc. The Company changed its name to Magnolia Lane Income Fund in 2013, then from Magnolia Lane Income Fund to Huntwicke Capital Group Inc. in 2016 which is the current name of the issuer.

On November 12, 2015, the Company changed domicile from the State of Delaware to the State of Nevada by filing Articles of Domestication and Articles of Incorporation. The Company is currently active in its standing with the State of Nevada.

The state of incorporation or registration of the issuer and of each of its predecessors (if any) during the past five years; Please also include the issuer's current standing in its state of incorporation (e.g. active, default, inactive):

On November 12, 2015, the Company changed domicile from the State of Delaware to the State of Nevada by filing Articles of Domestication and Articles of Incorporation. The Company is currently active in its standing with the State of Nevada

Describe any trading suspension orders issued by the SEC concerning the issuer or its predecessors since inception:

None

List any stock split, stock dividend, recapitalization, merger, acquisition, spin-off, or reorganization either currently anticipated or that occurred within the past 12 months:

On January 25, 2023, the Company returned 4,000 shares to treasury.
On February 15, 2023 the Company returned 19,619 shares to treasury.
On March 7, 2023 the Company returned 377,233 shares to treasury.
On March 15, 2023 the Company returned 4,000 shares to treasury.
On March 29, 2023 the Company returned 1,578 shares to treasury.
On May 31, 2023 the Company returned 2,000 shares to treasury.
On July 5, 2023 the Company returned 2,630 shares to treasury.
On August 8, 2023 the Company returned 2,500 shares to treasury.
On August 22, 2023 the Company returned 2,000 shares to treasury.

The address(es) of the issuer's principal executive office:

7 Grove Street Suite 201
Topsfield, MA 01983

The address(es) of the issuer's principal place of business:

Check if principal executive office and principal place of business are the same address:

Has the issuer or any of its predecessors been in bankruptcy, receivership, or any similar proceeding in the past five years?

No: Yes: If Yes, provide additional details below:

2) Security Information

Transfer Agent

Name: Pacific Stock Transfer
Phone: 702-361-3033
Email: info@pacificstocktransfer.com
Address: 6725 Via Austi Pkwy, Suite 300
Las Vegas, NV 89119

Publicly Quoted or Traded Securities:

The goal of this section is to provide a clear understanding of the share information for its publicly quoted or traded equity securities. Use the fields below to provide the information, as applicable, for all outstanding classes of securities that are publicly traded/quoted.

Trading symbol:	<u>HCGI</u>	
Exact title and class of securities outstanding:	<u>Common Stock</u>	
CUSIP:	<u>447311101</u>	
Par or stated value:	<u>\$0.0001</u>	
Total shares authorized:	<u>300,000,000</u>	as of date: 1/31/2024
Total shares outstanding:	<u>4,857,296</u>	as of date: 1/31/2024
Number of shares in the Public Float ² :	<u>0</u>	as of date: 1/31/2024
Total number of shareholders of record:	<u>91</u>	as of date: 1/31/2024

All additional class(es) of publicly quoted or traded securities (if any): N/A

Other classes of authorized or outstanding equity securities:

The goal of this section is to provide a clear understanding of the share information for its other classes of authorized or outstanding equity securities (e.g. preferred shares). Use the fields below to provide the information, as applicable, for all other authorized or outstanding equity securities.

Trading symbol:	<u>N/A</u>	
Exact title and class of securities outstanding:	<u>Preferred Stock</u>	
CUSIP:	<u>N/A</u>	
Par or stated value:	<u>\$0.0001</u>	
Total shares authorized:	<u>100,000,000</u>	as of date: 1/31/2024
Total shares outstanding:	<u>1</u>	as of date: 1/31/2024

Security Description:

² "Public Float" shall mean the total number of unrestricted shares not held directly or indirectly by an officer, director, any person who is the beneficial owner of more than 10 percent of the total shares outstanding (a "control person"), or any affiliates thereof, or any immediate family members of officers, directors and control persons.

The goal of this section is to provide a clear understanding of the material rights and privileges of the securities issued by the company. Please provide the below information for each class of the company's equity securities, as applicable:

1. For common equity, describe any dividend, voting and preemption rights.

Common stockholders have economic rights, rights to dividends, the right to sell and voting rights.

2. For preferred stock, describe the dividend, voting, conversion, and liquidation rights as well as redemption or sinking fund provisions.

The preferred share has no economic rights to dividends, is not able to be transferred, converted into common or sold, etc.. It has a 2 to 1 vote multiplier to each share of common stock. Therefore, it has voting control of the company if it was voted.

3. Describe any other material rights of common or preferred stockholders.

None

4. Describe any material modifications to rights of holders of the company's securities that have occurred over the reporting period covered by this report.

None

3) Issuance History

The goal of this section is to provide disclosure with respect to each event that resulted in any changes to the total shares outstanding of any class of the issuer's securities **in the past two completed fiscal years and any subsequent interim period.**

Disclosure under this item shall include, in chronological order, all offerings and issuances of securities, including debt convertible into equity securities, whether private or public, and all shares, or any other securities or options to acquire such securities, issued for services. Using the tabular format below, please describe these events.

A. Changes to the Number of Outstanding Shares

Indicate by check mark whether there were any changes to the number of outstanding shares within the past two completed fiscal years:

No: Yes: (If yes, you must complete the table below)

Opening Balance as of 11/1/2023	Common	4,857,296							
Opening Balance as of 11/1/2023	Preferred	1							
Date of Transaction	Transaction type (e.g. new issuance, cancellation, shares returned to treasury)	Number of Shares Issued (or cancelled)	Class of Securities	Value of shares issued (\$/per share) at Issuance	Were the shares issued at a discount to market price at the time of issuance? (Yes/No)	Individual/ Entity Shares were issued to (entities must have individual with voting / investment control disclosed).	Reason for share issuance (e.g. for cash or debt conversion) OR Nature of Services Provided (if applicable)	Restricted or Unrestricted as of this filing?	Exemption or Registration Type?
8/10/2023	Transfer	-33,034	Common	\$7.50	No	Eve Hamlin		Restricted	
8/10/2023	Transfer	33,034	Common	\$7.50	No	Eve Hamlin & Ronald T Hamlin JT Ten		Restricted	
Ending Balance at 1/31/2024	Common	4,857,296							
Ending Balance at 1/31/24	Preferred	1							

Example: A company with a fiscal year end of December 31st, in addressing this item for its Annual Report, would include any events that resulted in changes to any class of its outstanding shares from the period beginning on January 1, 2021 through December 31, 2022 pursuant to the tabular format above.

Note: CEDE & CO. is a financial institution that processes stocks on behalf of DTC. Butler Cabin ownership is held by Huntwicke Capital Group Inc., which is controlled by Brian Woodland.

B. Promissory and Convertible Notes

Indicate by check mark whether there are any outstanding promissory, convertible notes, convertible debentures, or any other debt instruments that may be converted into a class of the issuer's equity securities:

No: Yes: (If yes, you must complete the table below)

Date of Note Issuance	Outstanding Balance (\$)	Principal Amount at Issuance (\$)	Interest Accrued (\$)	Maturity Date	Conversion Terms (e.g. pricing mechanism for determining conversion of instrument to shares)	Name of Noteholder. *You must disclose the control person(s) for any entities listed.	Reason for Issuance (e.g. Loan, Services, etc.)

Use the space below to provide any additional details, including footnotes to the table above:

None

4) Issuer's Business, Products and Services

The purpose of this section is to provide a clear description of the issuer's current operations.
(Please ensure that these descriptions are updated on the Company's Profile on www.otcmarkets.com).

A. Summarize the issuer's business operations (If the issuer does not have current operations, state "no operations")

The Company 1) acquires real estate in small markets with high degrees of safety to provide income streams to our shareholders, 2) develops, syndicates, manages and acquires property for capital appreciation, 3) has growing financial services businesses that manage financial portfolios and assets for a fee, and clear private placement transactions for high net worth customers and institutional customers, 4) manages a developmental soccer club as well as a soccer training program on the North Shore of Massachusetts and 5) manages a brewery on the North Shore of Massachusetts.

B. List any subsidiaries, parent company, or affiliated companies.

<u>SUBSIDIARY</u>	<u>OFFICERS</u>
Essex Private Wealth Management	Brian Woodland, President Peter Mullholland, CCO and CIO
Huntwicke Securities	Brian Woodland, President
Butler Cabin, LLC	Brian Woodland, President
Founders Circle Partners, LLC	Brian Woodland, President
Grove Partners, LLC	Brian Woodland, President
Riversky Realty Partners, LLC	Brian Woodland, President
Aztec Soccer Inc.	Brian Woodland, President
Skillz Check Soccer Inc.	Mohammed Keita, President
Ipswich Brewery Partners	Brian Woodland, President
Mercury Brewing	Brian Woodland, President
Boulder Canyon, LLC	Brian Woodland, President

C. Describe the issuers' principal products or services.

The Company 1) acquires real estate in small markets with high degrees of safety to provide income streams to our shareholders, 2) develops, syndicates, manages and acquires property for capital appreciation and 3) has growing financial services businesses that manage financial portfolios and assets for a fee, and clear private placement transactions for high net worth customers and institutional customers and 4) manages a developmental soccer club as well as a soccer training program on the North Shore of Massachusetts and manages a brewery on the North Shore of Massachusetts

5) Issuer's Facilities

The goal of this section is to provide a potential investor with a clear understanding of all assets, properties or facilities owned, used or leased by the issuer and the extent in which the facilities are utilized.

In responding to this item, please clearly describe the assets, properties or facilities of the issuer, give the location of the principal plants and other property of the issuer and describe the condition of the properties. If the issuer does not have complete ownership or control of the property (for example, if others also own the property or if there is a mortgage on the property), describe the limitations on the ownership.

If the issuer leases any assets, properties or facilities, clearly describe them as above and the terms of their leases.

7 Grove St., Topsfield, MA 01983

- Description: 12,000 Square foot, Business Office, Retail and Professional Space
- Owner: Grove Realty Partners, LLC
- Mortgage Debt as of January 31, 2024: \$1,241,188

38-46 Main Street, Topsfield, MA 01983

- Description: 8,000 Square foot, Business Office, Retail and Professional Space
- Owner: Founders Circle Partners, LLC
- Mortgage Debt as of January 31, 2024: \$576,158

17-19 Main Street, Topsfield, MA 01983

- Description: 5492 Square foot, Business Office, Retail and Professional Space
- Owner: Boulder Canyon, LLC
- Mortgage Debt as of January 31, 2024: \$628,965

2 Brewery Place, Ipswich, MA 01938

- Description: 36,000 Square foot, Manufacturing, Office and Restaurant Space
- Owner: Ipswich Brewery Partners, LLC
- Mortgage Debt as of January 31, 2024: \$2,959,756

6) Officers, Directors, and Control Persons

Using the table below, please provide information, as of the period end date of this report, regarding any officers, or directors of the company, individuals or entities controlling more than 5% of any class of the issuers securities, or any person that performs a similar function, regardless of the number of shares they own. **If any insiders listed are corporate shareholders or entities, provide the name and address of the person(s) beneficially owning or controlling such corporate shareholders, or the name and contact information (City, State) of an individual representing the corporation or entity in the note section.**

Include Company Insiders who own any outstanding units or shares of any class of any equity security of the issuer.

The goal of this section is to provide an investor with a clear understanding of the identity of all the persons or entities that are involved in managing, controlling or advising the operations, business development and disclosure of the issuer, as well as the identity of any significant or beneficial shareholders.

Names of All Officers, Directors and Control Persons	Affiliation with Company (e.g. Officer Title /Director/Owner of more than 5%)	Residential Address (City / State Only)	Number of shares owned	Share type/class	Ownership Percentage of Class Outstanding	Names of control person(s) if a corporate entity

Brian Woodland	<u>President, owner of more than 5%</u>	<u>Boxford, MA 01921</u>	<u>1</u>	<u>Preferred</u>	<u>.000001%</u>	<u>Owns 100% of all issued preferred stock shares</u>
Brian Woodland	<u>President, owner of more than 5%</u>	<u>Boxford, MA 01921</u>	<u>529,649</u>	<u>Common</u>	<u>10.90%</u>	
Michael Ponchak	<u>VP of Finance</u>	<u>Topsfield, MA 01983</u>	<u>0</u>	<u>Common</u>	<u>0.00%</u>	
Fernando Garcia	<u>Vice President of Operation</u>	<u>Topsfield, MA 01983</u>	<u>16,099</u>	<u>Common</u>	<u>0.33%</u>	
Timothy Collins	<u>Owner of more than 5%</u>	<u>Topsfield, MA 01983</u>	<u>1,380,513</u>	<u>Common</u>	<u>28.42%</u>	
Brad Woodland & Anne Marie Woodland JT Ten	<u>Owner of more than 5%</u>	<u>Boxford, MA 01921</u>	<u>529,649</u>	<u>Common</u>	<u>7.45%</u>	
Mohammed Keita & Keisha Keita JT TEN	<u>Officer</u>	<u>Tewksbury, MA 01852</u>	<u>25,000</u>	<u>Common</u>	<u>0.51%</u>	
Mark L. Faucher	<u>Owner of more than 5%</u>	<u>New York NY 10018</u>	<u>488,463</u>	<u>Common</u>	<u>10.06%</u>	
Peter Mulholland	<u>Officer</u>	<u>Topsfield MA 01983</u>	<u>15,564</u>	<u>Common</u>	<u>0.32%</u>	
Cede & Co	<u>Owner of more than 5%</u>	<u>New York, NY 10274</u>	<u>354,518</u>	<u>Common</u>	<u>7.30%</u>	

7) Legal/Disciplinary History

A. Identify whether any of the persons or entities listed above have, in the past 10 years, been the subject of:

1. A conviction in a criminal proceeding or named as a defendant in a pending criminal proceeding (excluding traffic violations and other minor offenses);

None

2. The entry of an order, judgment, or decree, not subsequently reversed, suspended or vacated, by a court of competent jurisdiction that permanently or temporarily enjoined, barred, suspended or otherwise limited such person's involvement in any type of business, securities, commodities, or banking activities;

None

3. A finding or judgment by a court of competent jurisdiction (in a civil action), the Securities and Exchange Commission, the Commodity Futures Trading Commission, or a state securities regulator of a violation of federal or state securities or commodities law, which finding or judgment has not been reversed, suspended, or vacated; or

None

4. The entry of an order by a self-regulatory organization that permanently or temporarily barred, suspended, or otherwise limited such person's involvement in any type of business or securities activities.

None

B. Describe briefly any material pending legal proceedings, other than ordinary routine litigation incidental to the business, to which the issuer or any of its subsidiaries is a party or of which any of their property is the subject. Include the name of the court or agency in which the proceedings are pending, the date instituted, the principal parties thereto, a description of the factual basis alleged to underlie the proceeding and the relief sought. Include similar information as to any such proceedings known to be contemplated by governmental authorities.

None

8) Third Party Service Providers

Provide the name, address, telephone number and email address of each of the following outside providers. You may add additional space as needed.

Securities Counsel (must include Counsel preparing Attorney Letters).

Name: Matthew McMurdo, Esq
Firm: McMurdo Law Group, LLC
Address 1: 1185 Avenue of the Americas, 3rd Floor
Address 2: New York, NY 10036
Phone: 917-318-2865
Email: matt@nannaronelaw.com

Accountant or Auditor

Name: Merrimack Valley Bookkeeping Services, LLC
Dbas: Supporting Strategies - Merrimack Valley and Southern Maine
Address 1: 39 Berlys Way
Address 2: Kennebunkport ME 04046

Phone: 978-213-8338
Email: HCG@mvm.myworkplace.co

Investor Relations

Name: Fernando Garcia
Firm: Huntwicke Capital Group
Address 1: 7 Grove Street Suite 201
Address 2: Topsfield, MA 01983
Phone: 978-887-5981
Email: fgarcia@huntwicke.com

All other means of Investor Communication:

Twitter: None
Discord: None
LinkedIn: None
Facebook: None
[Other] N/A

Other Service Providers

Provide the name of any other service provider(s) **that assisted, advised, prepared, or provided information with respect to this disclosure statement**. This includes counsel, broker-dealer(s), advisor(s), consultant(s) or any entity/individual that provided assistance or services to the issuer during the reporting period.

Name: None
Firm: N/A
Nature of Services: N/A
Address 1: N/A
Address 2: N/A
Phone: N/A
Email: N/A

9) Financial Statements

A. The following financial statements were prepared in accordance with:

- IFRS
 U.S. GAAP

B. The following financial statements were prepared by (name of individual)³:

Name: Julie Reed
Title: Business Finance Manager
Relationship to Issuer: Outsourced Accountant

³ The financial statements requested pursuant to this item must be prepared in accordance with US GAAP or IFRS and by persons with sufficient financial skills.

Describe the qualifications of the person or persons who prepared the financial statements: MBA
Provide the following financial statements for the most recent fiscal year or quarter. For the initial disclosure statement (qualifying for Pink Current Information for the first time) please provide reports for the two previous fiscal years and any subsequent interim periods.

- a. Audit letter, if audited;
- b. Balance Sheet;
- c. Statement of Income;
- d. Statement of Cash Flows;
- e. Statement of Retained Earnings (Statement of Changes in Stockholders' Equity)
- f. Financial Notes

10) Issuer Certification

Principal Executive Officer:

The issuer shall include certifications by the chief executive officer and chief financial officer of the issuer (or any other persons with different titles but having the same responsibilities) in each Quarterly Report or Annual Report.

The certifications shall follow the format below:

I, Brian Woodland, certify that:

1. I have reviewed this Disclosure Statement for Huntwicke Capital Group Inc.;
2. Based on my knowledge, this disclosure statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this disclosure statement; and
3. Based on my knowledge, the financial statements, and other financial information included or incorporated by reference in this disclosure statement, fairly present in all material respects the financial condition, results of operations and cash flows of the issuer as of, and for, the periods presented in this disclosure statement.

3/4/2024

/s/Brian Woodland

Brian Woodland

President, Chief Executive Officer

(Digital Signatures should appear as "/s/ [OFFICER NAME]")

VP of Operations

I, Fernando Garcia, certify that:

1. I have reviewed this Disclosure Statement for Huntwicke Capital Group Inc.;
2. Based on my knowledge, this disclosure statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this disclosure statement; and

3. Based on my knowledge, the financial statements, and other financial information included or incorporated by reference in this disclosure statement, fairly present in all material respects the financial condition, results of operations and cash flows of the issuer as of, and for, the periods presented in this disclosure statement.

3/4/2024

/s/ Fernando Garcia

VP of Operations

(Digital Signatures should appear as "/s/ [OFFICER NAME]")

HUNTWICKE CAPITAL GROUP INC.
QUARTERLY AND ANNUAL REPORTS
January 31, 2024 and October 31, 2023
(UNAUDITED)

INDEX

	<u>Page</u>
FINANCIAL INFORMATION	
Consolidated Balance Sheets and Stockholders' Equity	15
Consolidated Statements of Operations	16
Consolidated Statements of Comprehensive Income	17
Consolidated Statements of Cash Flows	18
Statement Of Changes in Stockholders' Equity	19
Notes to the Consolidated Financial Statements	20-27

CAUTIONARY STATEMENT ON FORWARD-LOOKING INFORMATION

This Yearly Report contains “forward-looking statements” within the meaning of the Private Securities Litigation Reform Act of 1995, Section 27A of the Securities Act of 1933, as amended, or the Securities Act, and Section 21E of the Securities Exchange Act of 1934, as amended (the “Exchange Act”). Forward-looking statements discuss matters that are not historical facts. Because they discuss future events or conditions, forward-looking statements may include words such as “anticipate,” “believe,” “estimate,” “intend,” “could,” “should,” “would,” “may,” “seek,” “plan,” “might,” “will,” “expect,” “anticipate,” “predict,” “project,” “forecast,” “potential,” “continue” negatives thereof or similar expressions. Forward-looking statements speak only as of the date they are made, are based on various underlying assumptions and current expectations about the future and are not guarantees. Such statements involve known and unknown risks, uncertainties and other factors that may cause our actual results, level of activity, performance or achievement to be materially different from the results of operations or plans expressed or implied by such forward-looking statements.

We cannot predict all of the risks and uncertainties. Accordingly, such information should not be regarded as representations that the results or conditions described in such statements or that our objectives and plans will be achieved, and we do not assume any responsibility for the accuracy or completeness of any of these forward-looking statements. These forward-looking statements are found at various places throughout this yearly report and include information concerning possible or assumed future results of our operations, including statements about potential acquisition or merger targets; business strategies; future cash flows; financing plans; plans and objectives of management; any other statements regarding future acquisitions, future cash needs, future operations, business plans and future financial results, and any other statements that are not historical facts.

These forward-looking statements represent our intentions, plans, expectations, assumptions and beliefs about future events and are subject to risks, uncertainties and other factors. Many of those factors are outside of our control and could cause actual results to differ materially from the results expressed or implied by those forward-looking statements. In light of these risks, uncertainties and assumptions, the events described in the forward-looking statements might not occur or might occur to a different extent or at a different time than we have described. You are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date of the yearly report. All subsequent written and oral forward-looking statements concerning other matters addressed in this yearly report and attributable to us or any person acting on our behalf are expressly qualified in their entirety by the cautionary statements contained or referred to in this yearly report.

Except to the extent required by law, we undertake no obligation to update or revise any forward-looking statements, whether as a result of new information, future events, a change in events, conditions, circumstances or assumptions underlying such statements, or otherwise.

CERTAIN TERMS USED IN THIS REPORT

When this report uses the words “we,” “us,” “our,” and the “Company” refer to Huntwicke Capital Group Inc. “SEC” refers to the Securities and Exchange Commission.

Exhibit A
FINANCIAL INFORMATION
HUNTWICKE CAPITAL GROUP INC.
Consolidated Balance Sheets and Stockholders' Equity

	For the Quarter Ended January 31, 2024 <u>(Unaudited)</u>	For the Quarter Ended October 31, 2023 <u>(Unaudited)</u>
ASSETS		
Current Assets		
Cash	597,033	544,058
Restricted Cash		
Marketable Securities		
Accounts Receivable	1,729,415	1,773,606
Prepaid Expenses	263,067	149,141
Inventory	234,188	281,306
Due From Related Party	478,000	478,000
Total Current Assets	\$3,301,702	\$3,226,111
Tenant Escrow	13,579	10,913
Other Assets	943,979	845,104
Fixed Assets (net of accumulated depreciation)	8,111,689	8,353,848
Goodwill	8,662,236	8,662,236
Total Assets	\$21,033,186	\$21,098,210
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current Liabilities		
Accounts payable and accrued expenses	509,832	572,284
Equipment Loans and Credit Card	121,725	146,685
Commissions Payable	0	0
Other Loans & Short Term Liabilities	921,540	852,793
Deferred Revenue	422,995	186,526
Total Current Liabilities	\$1,976,091	\$1,758,289
Security Deposits	16,826	16,822
Lease Payable	31,452	37,724
Secured Lines of Credit	290,000	290,000
Mortgage Payable	5,406,068	5,341,599
Severance Payable	1,698,667	1,728,000
Due to Shareholders	0	0
Total Liabilities	\$9,419,103	\$9,172,433
Stockholders' Equity		
Preferred stock: par value \$0.0001: 100,000 shares authorized; 1 share issued and outstanding		
Common stock: par value \$0.0001; 300,000,000 shares authorized; 4,857,296 and 4,861,796 shares issued and outstanding, respectively	486	486
Additional paid-in capital	20,768,594	21,125,315
accumulated deficit	(2,181,829)	(1,507,283)
Unearned compensation on restricted stock	(913,571)	(913,571)
Members Draw	(3,178,931)	(3,898,503)
Accumulated other comprehensive income		
Treasury Stock	(2,880,666)	(2,880,666)
Total Stockholders' Equity	\$11,614,082	\$11,925,777
Total Liabilities and Stockholders' Equity	21,033,186	21,098,210

HUNTWICKE CAPITAL GROUP INC.
Consolidated Statements of Operations

	For the Quarter Ended January 31, 2024 <u>(Unaudited)</u>	For the Quarter Ended October 31, 2023 <u>(Unaudited)</u>
REVENUE		
Rental Revenue	156,703	157,819
Financial services	342,360	346,535
Soccer Revenue	142,420	313,282
Brewery Revenue	382,057	625,883
Other		
Total Revenue	\$1,023,541	\$1,443,519
OPERATION EXPENSES		
Operating costs	998,149	798,389
Payroll	558,793	901,775
Professional fees	51,860	68,157
Commissions	65,856	78,500
Repairs and Maintenance	29,837	63,597
Depreciation and amortization	(166,711)	132,553
Interest Expense	131,726	78,831
Total Operating Expenses	\$1,669,510	\$2,121,802
G/L FROM OPERATIONS	(645,969)	(678,283)
OTHER INCOME (EXPENSE)		
Net gain (loss) on sale of property	503,050	607
Net gain (loss) on investments		
Leased equipment interest expense	(640)	(746)
Other Income	684	3,875
Total Other Income (Expense)	\$503,094	\$3,736
NET GAIN/(LOSS)	(142,874)	(674,547)
NET G/L ATTRIBUTABLE TO NON-CONTROLLING INTEREST		
NET G/L ATTRIBUTABLE TO COMMON SHAREHOLDERS	(142,874)	(674,547)
NET G/L PER COMMON SHARE BASIC AND DILUTED		
	-\$0.03	-\$0.14
Weighted average common shares outstanding - basic and diluted	4,857,296	4,857,296

HUNTWICKE CAPITAL GROUP INC.
Consolidated Statements of Cash Flows

	For the Quarter Ended January 31, 2024 <u>(Unaudited)</u>	For the Quarter Ended October 31, 2023 <u>(Unaudited)</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Net gain/loss	(142,874)	(674,547)
Adjustments to reconcile net income (loss) to net cash provided by (used in) from operating activities		
Depreciation	(166,711)	132,553
Debt forgiveness - PPP loan	-	0
ERTC income	-	0
Net gain (loss) on sale of property	(503,050)	(607)
Net realized gain (loss) on investments	-	0
Changes in operating assets and liabilities		
Accounts receivable	44,190	(20,906)
Inventory	47,118	19,159
Prepaid expenses	(113,926)	(12,146)
Accounts payable and accrued expenses	(62,452)	49,862
Severance Payable	(44,000)	(44,000)
Commissions payable	-	0
Deferred revenue	236,469	(215,724)
Tenant escrow	(2,666)	(2)
Security Deposits	(10,272)	4,008
Net cash provided by (used in) operating activities	(\$718,174)	(\$762,350)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase or sale of Assets	554,526	9,538
Investments in securities	-	0
Investment in Butler	-	-
Investment in Riversky	(17,610)	(17,610)
Investment in Grove Realty	(8,800)	(8,800)
Investment in Mercury Brewing	-	-
Investment in Walker Partners	-	-
Investment in HCG	(97,785)	(97,785)
Due from related party	-	(153,204)
Other	-	-
Net cash provided by (used in) investing activities	\$430,331	(\$267,861)
CASH FLOWS FROM FINANCING ACTIVITIES		
Advances from PPP	-	-
Repayments and advances from working capital loans	43,786	1,897
Capital contribution	238,834	228,893
Member draw	-	-
Repayments on lease payable	(6,272)	(6,165)
Advance on line of credit	-	0
Repayments and advances from mortgage payable	64,469	(34,475)
Net cash provided by (used in) financing activities	\$340,817	\$190,150
CHANGE IN CASH	\$52,974	(\$840,062)
CASH AT BEGINNING OF PERIOD	\$544,058	\$1,384,120
CASH AT END OF PERIOD	\$597,033	\$544,058

Statement Of Changes in Stockholders' Equity
For the Quarter Ended January 31, 2024

Statement of changes in owner's equity - Huntwicke Capital Group	Preferred Stock	Common Stock	Treasury Stock	Additional Paid In Capital	Accumulated Deficit	Unearned Compensation on Restricted Stock	Members Draw	Total equity
Balance at April 30 2022	-	375	-	20,049,805	(966,508)	(913,571)	(2,790,286)	15,379,815
Comprehensive income								
Profit or loss							(669,675)	(669,675)
Other comprehensive income								
Gain on the revaluation of land and buildings								
Total comprehensive income	-	-	-	-	-	-	(669,675)	(669,675)
Transactions with owners								
Proceeds from shares issued		112	(1,960,055)					(1,959,943)
Members Draw				823,571	194,601			1,018,172
Total transactions with owners	-	112	(1,960,055)	823,571	194,601	-	-	(941,771)
Balance at Apr 30 2023	-	487	(1,960,055)	20,873,376	(771,907)	(913,571)	(3,459,961)	13,768,369
Comprehensive income								
Profit or loss							(328,774)	(328,774)
Other comprehensive income								
Gain on the revaluation of land and buildings								
Total comprehensive income	-	-	-	-	-	-	(328,774)	(328,774)
Transactions with owners								
HCGI Retired Shares			(957,039)					(957,039)
Members Draw				107,317				107,317
Total transactions with owners	-	-	(957,039)	107,317	-	-	-	(849,722)
Balance at Jul 31 2023	-	487	(2,917,094)	20,980,693	(771,907)	(913,571)	(3,788,735)	12,589,873
Comprehensive income								
Profit or loss					(735,375)		(109,769)	(845,144)
Other comprehensive income								
Gain on the revaluation of land and buildings								
Total comprehensive income	-	-	-	-	(735,375)	-	(109,769)	(845,144)
Transactions with owners								
HCGI Retired Shares			36,427					36,427
Members Draw				144,622				144,622
Total transactions with owners	-	-	36,427	144,622	-	-	-	181,049
Balance at October 31 2023	-	(487)	(2,880,667)	21,125,315	(1,507,282)	(913,571)	(3,898,503)	11,925,778

Comprehensive income									
Profit or loss					(674,547)		719,573		45,026
Other comprehensive income									
Gain on the revaluation of land and buildings									
Total comprehensive income					(674,547)		719,573		45,026
Transactions with owners									
HCGI Retired Shares									-
Members Draw					(356,721)				(356,721)
Total transactions with owners					(356,721)				(356,721)
Balance at									
January 31 2024									11,614,083

HUNTWICKE CAPITAL GROUP, INC.
NOTES TO CONSOLIDATED FINANCIAL
STATEMENTS AS OF January 31, 2024
(UNAUDITED)

NOTE 1 – ORGANIZATION

Huntwicke Capital Group Inc. (the “Company,” “We,” “Ours,” “Us”), was incorporated on May 12, 2009, under the laws of the State of Delaware. On November 12, 2015, the Company changed domicile from the State of Delaware to the State of Nevada by filing Articles of Domestication and Articles of Incorporation.

Our current Chief Executive Officer, Brian Woodland, has numerous years in the real estate acquisition, syndication and asset management business. The Company 1) acquires real estate in small markets with high degrees of safety to provide income streams to our shareholders, 2) develops, syndicates, manages and acquires property for capital appreciation and 3) has growing financial services businesses that manage financial portfolios and assets for a fee, and clear private placement transactions for high net worth customers and institutional customers and 4) manages a developmental soccer club as well as a soccer training program on the North Shore of Massachusetts.

Recent Activity

The Company retired 3,000 and 4,000 shares on December 27, 2022, and January 25, 2023, respectively.

During the year ended April 30, 2023, the Company bought back stock in the open market held in Butler Cabin and Huntwicke Securities. The numbers of shares purchased were 43,500 and 4,000, respectively.

During the quarter ended July 31, 2023, the Company retired 2000 and 2630 shares to treasury, on May 31, 2023 and July 5, 2023, respectively.

During the quarter ended October 31, 2023, the Company retired 2500 and 2000 shares to treasury, on August 8, 2023 and August 22, 2023, respectively.

NOTE 2 – SUMMARY OF ACCOUNTING POLICIES

Principles of consolidation

The accompanying consolidated financial statements represent the consolidated financial position and results of operations of the Company and include the accounts and results of operations of the Company and its subsidiaries. The accompanying consolidated financial statements include the active entity of Huntwicke Capital Group Inc. and its wholly owned subsidiaries, Grove Realty Partners, LLC, Butler Cabin, LLC from October 15, 2015, Founders Circle Partners, LLC, Essex Private Wealth Management, LLC, Riversky Realty Partners, LLC, Huntwicke Securities, LLC, Essex Realty Partners, Inc. from March 21, 2018, Skillz Check Soccer, Inc. from August 1, 2018. Ipswich Brewery Partners and Mercury Brewing from January 31, 2019. Boulder Canyon from November 8, 2023.

NOTE 2 – SUMMARY OF ACCOUNTING POLICIES (continued)

Use of Estimates

The preparation of consolidated financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements as well as the reported amount of revenues and expenses during the reporting period. Actual results could differ from these estimates.

Cash Equivalents

The Company considers all highly liquid investments with maturities of three months or less at the time of purchase to be cash equivalents.

Concentrations

Concentration in a geographic area

The Company operates in the real estate industry, the financial services industry as well as managing a soccer club, and the operations are concentrated in the State of Massachusetts.

For the quarter ended January 31, 2024, we had two clients that represented 19% and 17% of rental revenues, respectively. For the Quarter ended October 31, 2023, we had two clients that represented 19% and 17% of rental revenues, respectively.

Investments

The Company's investments in securities are reported at fair value, with unrealized gains and losses included in earnings. The Company will invest its cash proceeds to enhance shareholder value over the long term. The Company will use both short- and long-term investing strategies. Investments are classified as available for sale.

Accounts Receivable

Receivables from the soccer club primarily represent amounts due on the annual soccer contracts that the participants sign at the beginning of the soccer year. Payments can be made in full at the beginning of the soccer year or periodically during the soccer year. Balance of the soccer club receivables were \$26,449 and \$26,449 for January 31, 2024, and October 31, 2023 respectively. These amounts are reported in the total accounts receivable on the statement of Consolidated Balance Sheets and Stockholders' equity.

Rental Property, Net

Rental property assets are stated at cost less accumulated depreciation. Depreciation is provided on a straight- line basis over the estimated useful lives of the asset.

We capitalize replacements and improvements, such as HVAC equipment, structural replacements, windows, appliances, flooring, carpeting and renovations. Ordinary repairs and maintenance, such as unit cleaning, painting and appliance repairs, are expensed when incurred.

NOTE 2 – SUMMARY OF ACCOUNTING POLICIES (continued)

Rental Property, Net

Asset	Useful Life (In Years)
Building	30-39 Years
Land	Indefinite
Building Improvements	Various
Leased Equipment	15 Years

Impairment of Real Estate Investments

The Company assesses on a regular basis whether there are any indicators that the carrying value of rental property assets may be impaired. Potential indicators may include an increase in vacancy at a property, tenant reduction in utilization of a property, tenant financial instability and the potential sale of the property in the near future. An asset is determined to be impaired if the asset's carrying value is in excess of its estimated fair value.

Abandoned Leasehold Improvement

In the course of business, the Company capitalized leasehold improvements, depreciating the assets over their estimated useful life. The Company terminated the lease with the lessor prior to fully depreciating the leasehold improvement. In the year ended April 30, 2022, an abandonment loss was recorded in the amount \$18,043 to fully dispose of the abandoned leasehold improvement.

Accrued Revenue

Represents revenues earned by our financial services segment that have not yet been billed to the client.

Commissions payable

Represents amounts owed to registered investments advisors for commissions. As of January 31, 2024, and October 31, 2023, the Company owed \$0 and \$0 in commissions payable.

Deferred Revenue

Deferred revenue represents revenues collected but not earned as of January 31, 2024, and October 31, 2023. This is composed of revenue for financial services billed on a quarterly basis but not yet earned. This revenue will be earned on a monthly basis as services are performed. Deferred revenue is also composed primarily of soccer revenues that are billed at the beginning of the soccer year and recognized over the soccer season which runs January 1 to December 31. Additional soccer programs are run throughout the year which might also be paid in advance, these revenues will be earned over the period in which the program takes place. Additionally, from time to time, rental payments may be paid by tenants, but not earned yet by the Company. Such revenue is initially recorded as a deferred liability and is recognized as revenue once earned. As of January 31, 2024 and October 31, 2023, the Company had \$132,692 and \$186,526, respectively, in deferred revenue. Aztec Soccer entered into a partnership with 3Step. The latter will be handling the operations of the club going forward.

Income Taxes

The Company utilizes the asset and liability method to measure and record deferred income tax assets and liabilities. Deferred tax assets and liabilities reflect the future income tax effects of temporary differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax bases and are measured using enacted tax rates that apply to taxable income in the years in which those temporary

differences are expected to be recovered or settled. Deferred tax assets are reduced by a valuation allowance when, in the opinion of management, it is more likely than not that some portion or all of the deferred tax assets will not be realized.

The Company follows the provisions of Income Taxes Topic of the FASB Accounting Standards Codification, which provides clarification on accounting for uncertainty in income taxes recognized in an enterprise's financial statements. The guidance prescribes a recognition threshold and measurement attribute for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return, and also provides guidance on derecognition, classification, interest and penalties, disclosure and transition. At January 31, 2024 and October 31, 2023, no significant income tax uncertainties have been included in the Company's Balance Sheets. The Company's policy is to recognize interest and penalties on unrecognized tax benefits in income tax expense in the Statements of Operations. No interest and penalties are present for periods open.

Revenues

Securities Transactions

The Company acts as an agent in executing orders to buy or sell OTC and listed securities. It also acts as an agent to purchase private placements. The company charges a commission based on the services the company provides to customers. The services the company provides are in compliance with their approvals granted by FINRA. Customers' securities transactions are recorded on a settlement date basis. The related commission income and expenses are also recorded on the settlement date basis.

Private Placement Transactions

Customers' private placement transactions are recorded on the date escrow is closed. The related commission income and expenses are also recorded on the escrow date. The Company may also recognize a mark-up or a mark-down on transactions in which it acts as a principal. Mark-up and mark-down commissions are generally priced competitively based upon the services the Company provides to its customers and are in compliance with guidance established by FINRA.

Introduction Fee Transactions

Introduction fees are earned from introducing institutions to each other to commence a lease transaction. These transactions are conducted between the two introduced parties and the broker-dealer has no further role after introduction. These transactions are recognized when the transaction closes and the price is fixed and determinable as the broker-dealer never knows if or when a transaction might close. Commission expense is accrued on the date the income is recognized. The amounts are billed quarterly in advance based on the net asset value of assets under management and amortized over the period earned.

The Company earns fees for managing client investment portfolios through its SEC registered Advisory firm, Essex Private.

NOTE 2 – SUMMARY OF ACCOUNTING POLICIES (continued)

Property Revenue Recognition

Our commercial property leases are for varied terms ranging from month-to-month to 3 years. Rental income is recognized on a straight-line basis over the term of the lease.

Rent concessions, including free rent incurred in connection with commercial property leases, are amortized on a straight-line basis over the terms of the related leases and are charged as a reduction of rental revenue.

Soccer Revenue

Soccer revenues are earned from training provided to children and teenagers during the year. The majority of the revenues are from the club soccer program which places children on teams for a twelve-month period which runs from July 1 to June 30. Other short-term programs run during various time periods throughout the year. Revenues for the club soccer program are recognized on a straight-line basis over the term of the club contract. Revenues for the other programs are recognized over the period in which the program takes place.

Net income (loss) per common share

Net income (loss) per common share is computed pursuant to section 260-10-45 of the Financial Accounting Standards Board Accounting Standards Codification. Basic net income (loss) per common share is computed by dividing net income (loss) by the weighted average number of shares of common stock outstanding during the period. Diluted net income (loss) per common share is computed by dividing net income (loss) by the weighted average number of shares of common stock outstanding including the dilutive effect of stock awards during the period.

Segments

The Company operates in four segments, rental real estate, financial services, soccer revenues and Brewery. Segmented Data

	For the Quarter Ended January 31, 2024				
	Real Estate	Financial services	Soccer	Brewery	Total
Revenue	156,703	342,360	142,420	382,057	1,023,540
Depreciation	(223,807)	994	-	56,103	(166,710)
Commission expense		65,856			65,856
G/L From Operation	(197,943)	(123,289)	34,815	(359,551)	(645,968)
Segmented Assets	6,495,014	6,577	-	1,610,099	8,111,690

	For the Quarter Ended October 31, 2023				
	Real Estate	Financial services	Soccer	Brewery	Total
Revenues	157,819	346,535	313,282	625,883	1,443,519
Depreciation	55,996	994	-	69,859	126,849
commission		78,500			78,500
G/L from operations	(5,795)	(268,149)	(10,639)	(393,699)	(678,282)
Segmented Assets	6,675,251	7,571	-	1,671,026	8,353,848

NOTE 3 – MORTGAGE PAYABLE

17-19 Main Street

On November 16, 2023 the Company (via Boulder Canyon, LLC) entered into a mortgage note payable on property located at 17-19 Main Street, Topsfield, Massachusetts. The note bears interest at 6.81% per annum and is due November 16, 2028. Monthly principal and interest payments totaling \$2,029 started December 16, 2023 continuing through November 16, 2028 when final payment of entire outstanding principal plus all accrued and unpaid interest and fees is due. The mortgage note is secured by the underlying property. The remaining principal balance as of January 31, 2024, and October 31, 2023 was \$307,514 and \$0, respectively.

On November 16, 2023 the Company (via Boulder Canyon, LLC) entered into a second mortgage note payable on property located at 17-19 Main Street, Topsfield, Massachusetts. The note bears interest at 6.81% per annum and is due November 16, 2028. Monthly principal and interest payments totaling \$2,122 started December 16, 2023 continuing through November 16, 2028 when final payment of entire outstanding principal plus all accrued and unpaid interest and fees is due. The mortgage note is secured by the underlying property. The remaining principal balance as of January 31, 2024, and October 31, 2023 was \$321,450 and \$0, respectively.

On November 16, 2023 the Company (via Riversky Partners) sold the property and terminated mortgage note payable on property located at 17-19 Main Street, Topsfield, Massachusetts. The remaining principal balance as of January 31, 2024, and October 31, 2023 was \$0 and \$686,506 respectively.

2 Brewery Place

On February 23, 2022 the Company entered into a mortgage note payable on the property located at 2 Brewery Place, Ipswich, Massachusetts. The note bears interest at 4.23% per annum and is due February 24, 2027. Monthly principal and interest payments totaling \$16,864 beginning March 24, 2022 continuing through February 24, 2027 when final payment of entire outstanding principal plus all accrued and unpaid interest and fees is due. The mortgage note is secured by the underlying property. The remaining principal balance as of January 31, 2024, and October 31, 2023 was \$2,959,756 and \$2,978,219, respectively.

7 Grove Street

On February 24, 2022, Grove Realty Partners (the “Borrower”), entered into a \$1,300,000 secured mortgage with a financial institution, secured by the property at 7 Grove Street Topsfield, Massachusetts. The note bears interest at 4.23 % per annum and is due February 24, 2047. Monthly payments of principal and interest totaling \$7,071 start on February 24, 2022, and will continue through the maturity date, with a final payment of the unpaid principal balance, interest, fees and late charges, if any, due on February 24, 2047. The remaining principal balance as of January 31, 2024, and October 31, 2023 was \$1,241,188 and \$1,248,931, respectively

38-46 Main Street

On December 7, 2023, Founders Circle Partner, LLCs (the “Borrower”) refinanced the previous mortgage. The remaining principal balance as of January 31, 2024, and October 31, 2023 was \$0 and \$427,943, respectively.

The new mortgage is secured by the property located at 38-46 Maine Street. The note bears interest at 6.74% per annum and is due December 7, 2028 . Monthly payments of principal and interest totaling \$4,021 start on January 7, 2024, and will continue through the maturity date, with a final payment of the unpaid principal balance, interest, fees and late charges, if any, due on December 7, 2028.. The remaining principal balance as of January 31, 2024, and October 31, 2023 was \$576,158 and \$0, respectively.

NOTE 4 – MORTGAGE PAYABLE (continued)

Future principal requirements on long-term debt for fiscal quarter ending after January 31, 2024 are as follows:

Mortgage Payable	
For fiscal year ending	
For fiscal year ending	<u>Future Payout</u>
2024	29,780
2025	126,629
2026	132,453
2027	2,837,639
Thereafter	2,279,568
Total	<u>5,406,068</u>

NOTE 5 – LEASE PAYABLE

On March 1, 2018, the Company entered into a lease for HVAC equipment installed at 7 Grove Street, Topsfield, MA under leases classified as finance leases. The lease is for 7 years with a nominal annual rate of 6.875% and contains a purchase option of \$1.00 at the end of the lease term. Monthly lease payments of \$2,304 will commence on May 1, 2018 and continue through April 1, 2025. The leased equipment is amortized on a straight line basis over 15 years.

Future principal requirements on leases payable for fiscal years ending after January 31, 2024 are as follows:

Lease Payable	
For fiscal year ending	
	<u>Future Payout</u>
2024	6,912
2025	24,540
Thereafter	-
Total	<u>31,452</u>

NOTE 6 – SEVERANCE PAYABLE

On February 23, 2023, the Company reached a retirement/severance agreement with Robert Martin, former President of our Mercury Brewing and Distribution Company. The firm returned and retired 377,233 shares that Mr. Martin owned in return for payments in a severance package. The retirement package is comprised of a payment stream of \$1,348,648 of principal with an interest rate of 3.86% payable over 15 years to Mr. Martin. The total payment stream will equal \$1,860,000.00 over 15 years unless the company pays off the principal earlier.

NOTE 7 – FUTURE RENTS AND TENANT CONCENTRATION

The Company's revenue is derived from property leases with varied lease terms. The following table represents future minimum rents to be received under non-cancelable leases with terms of twelve months or more as of January 31, 2024:

	Future Rents For fiscal year ending	<u>Future Rents</u>
2024		146,787
2025		506,763
2026		365,311
2027		289,153
Total		<u><u>1,308,013</u></u>

NOTE 8 – RELATED PARTY TRANSACTIONS

On April 30, 2023 Huntwicke Capital Group sold Aztec Soccer for \$2,861,203, received \$1,424,330 in the year ended April 30, 2023. The remaining balance is due in 3 annual installments contingent upon revenue goals being met. Entries were made to apply the sale to Accounts Receivable, Prepaid Expenses, Goodwill, and Deferred Revenue in Aztec Soccer.

As of 11/16/2023 Riversky Realty Partners sold off its interests in 17-19 Main St. Topsfield, MA 01983 to Boulder Canyon, LLC. Entries were made to apply the sale to Realized Gain/Loss of Property Sale, Mortgage Payable, Mortgage Acquisition Costs and Building and Land Assets.

NOTE 9 – ACCOUNTING ADJUSTMENTS

Expenses attributable to the quarter ended October 31, 2023 were recorded in August 2023, after the quarter closing, in Aztec Soccer. These were performance bonuses paid to staff and field expenses that were incurred but not accrued. This entry generated a loss of \$225,000 as a one-time event attributed to Aztec and a one-time consulting fee of \$30,000 attributable to Huntwicke Capital Group Inc. to close the Aztec-3Step deal.

NOTE 10 - SUBSEQUENT EVENT

As of 2/29/2024 the company sold the property located at 38-44 Main Street known as Founders Circle Partners. More details will be provided on the next quarterly report.

As of 3/4/2024 the company accepted and offer to sell 1st floor of property located at 17-19 Main Street. More detail will be provided on the next quarterly report.