

HMG COURTLAND PROPERTIES INC  
Form 10-Q  
August 13, 2009

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM 10-Q

(Mark One)

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15 (d) OF THE SECURITIES  
EXCHANGE ACT OF 1934

For the Quarterly period ended June 30, 2009

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15 (d) OF THE SECURITIES EXCHANGE ACT  
OF 1934

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission file number 1-7865

HMG/COURTLAND PROPERTIES, INC.  
(Exact name of small business issuer as specified in its charter)

Delaware  
(State or other jurisdiction of  
incorporation or organization)

59-1914299  
(I.R.S. Employer  
Identification No.)

1870 S. Bayshore Drive, Coconut Grove, Florida  
(Address of principal executive offices)

33133  
(Zip Code)

305-854-6803  
(Registrant's telephone number, including area code)

Not Applicable  
(Former name, former address and former fiscal year, if changed since last report)

Indicate by check mark whether the issuer (1) has filed all reports required to be filed by Sections 13 or 15 (d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Yes  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

Yes  No

APPLICABLE ONLY TO CORPORATE ISSUERS:

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State the number of shares outstanding of each of the issuer's classes of common equity, as of the latest practicable date: 1,021,383 Common shares were outstanding as of July 31, 2009.

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer	Accelerated filer [ ]	Non-accelerated filer [ ]	Smaller reporting company [X]
[ ]		(Do not check if a smaller reporting company)	

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## HMG/COURTLAND PROPERTIES, INC.

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Cautionary Statement. This Form 10-Q contains certain statements relating to future results of the Company that are considered "forward-looking statements" within the meaning of the Private Litigation Reform Act of 1995. Actual results may differ materially from those expressed or implied as a result of certain risks and uncertainties, including, but not limited to, changes in political and economic conditions; interest rate fluctuation; competitive pricing pressures within the Company's market; equity and fixed income market fluctuation; technological change; changes in law; changes in fiscal, monetary, regulatory and tax policies; monetary fluctuations as well as other risks and uncertainties detailed elsewhere in this Form 10-Q or from time-to-time in the filings of the Company with the Securities and Exchange Commission. Such forward-looking statements speak only as of the date on which such statements are made, and the Company undertakes no obligation to update any forward-looking statement to reflect events or circumstances after the date on which such statement is made or to reflect the occurrence of unanticipated events.



## HMG/COURTLAND PROPERTIES, INC. AND SUBSIDIARIES

CONDENSED CONSOLIDATED BALANCE SHEETS	June 30, 2009	December 31, 2008
<b>ASSETS</b>		
(UNAUDITED)		
Investment properties, net of accumulated depreciation:		
Commercial properties	\$ 7,703,985	\$7,961,765
Commercial properties- construction in progress	48,336	-
Hotel, club and spa facility	4,090,548	4,338,826
Marina properties	2,446,992	2,566,063
Land held for development	27,689	27,689
Total investment properties, net	14,317,550	14,894,343
Cash and cash equivalents	2,919,081	3,369,577
Cash and cash equivalents-restricted	2,393,011	2,390,430
Investments in marketable securities	4,089,829	3,295,391
Other investments	3,549,804	3,733,101
Investment in affiliate	2,980,281	2,947,758
Loans, notes and other receivables	786,540	621,630
Notes and advances due from related parties	582,362	587,683
Deferred taxes	248,000	366,000
Goodwill	7,728,627	7,728,627
Other assets	806,237	888,535
<b>TOTAL ASSETS</b>	<b>\$ 40,401,322</b>	<b>\$40,823,075</b>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>		
Mortgages and notes payable	\$ 18,935,242	\$19,297,560
Accounts payable and accrued expenses	1,445,932	1,577,115
Interest rate swap contract payable	1,283,000	2,156,000
Total Liabilities	21,664,174	23,030,675
Preferred stock, \$1 par value; 2,000,000 shares authorized; none issued	-	-
Excess common stock, \$1 par value; 500,000 shares authorized; none issued	-	-
Common stock, \$1 par value; 1,500,000 shares authorized; 1,317,535 shares issued as of June 30, 2009 and December 31, 2008	1,317,535	1,317,535
Additional paid-in capital	26,585,595	26,585,595
Less: Treasury stock, at cost (296,152 and 294,952 shares as of June 30, 2009 and December 31, 2008, respectively)	(2,574,715 )	(2,570,635 )
Undistributed gains from sales of properties, net of losses	41,572,120	41,572,120
Undistributed losses from operations	(52,029,753 )	(52,023,776 )
Accumulated other comprehensive loss	(641,500 )	(1,078,000 )
Total stockholders' equity	14,229,282	13,802,839
Noncontrolling interests	4,507,866	3,989,561
Total Equity	18,737,148	17,792,400

TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$ 40,401,322	\$40,823,075
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See notes to the condensed consolidated financial statements

(1)

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HMG/COURTLAND PROPERTIES, INC. AND SUBSIDIARIES  
 CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (UNAUDITED)

	Three Months Ended		Six Months Ended	
	June 30,		June 30,	
REVENUES	2009	2008	2009	2008
Real estate rentals and related revenue	\$444,335	\$404,143	\$891,744	\$805,880
Food & beverage sales	1,739,911	1,940,429	3,623,927	3,855,815
Marina revenues	409,626	427,371	850,194	880,013
Spa revenues	101,246	200,858	240,183	424,072
Total revenues				