

HMG COURTLAND PROPERTIES INC
Form 10KSB
March 30, 2007

U. S. SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549
FORM 10-KSB

Annual Report under Section 13 or 15(d) of the Securities and Exchange Act of 1934

For the fiscal year ended December 31, 2006

Transition Report under Section 13 or 15(d) of the Securities and Exchange Act of 1934

Commission file number: 1-7865

HMG/COURTLAND PROPERTIES, INC.
(Name of Small Business issuer in its Charter)

Delaware
(State or other jurisdiction of
incorporation or organization)

59-1914299
(I.R.S. Employer
Identification Number)

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

33133
(Zip Code)

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

Securities registered pursuant to Section 12(b) of the Act:

<u>Title of class</u>	<u>Name of each exchange on which registered:</u>
Common Stock - Par value \$1.00 per share	American Stock Exchange

Securities registered pursuant to Section 12(g) of the Act: None

Check whether the issuer (1) filed all reports required to be filed by Section 13 or 15(d) of the Exchange Act during the past 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

Check if there is no disclosure of delinquent filers in response to Item 405 of Regulation S-K contained in this form and no disclosure will be contained, to the best of registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-KSB or any amendment to this form 10-KSB.

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the exchange Act).
Yes No

DOCUMENTS INCORPORATED BY REFERENCE: See Item 13, for items incorporated by reference into this Annual Report on Form 10KSB. Exhibit Index: None

The issuer's revenues for its most recent fiscal year were \$11,340,718

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The aggregate market value of the voting stock held by non-affiliates of the Registrant (excludes shares of voting stock held by directors, executive officers and beneficial owners of more than 10% of the Registrant's voting stock; however, this does not constitute an admission that any such holder is an "affiliate" for any purpose) based on the closing price of the stock as traded on the American Stock Exchange on March 20, 2007 was \$4,228,821. The number of shares outstanding of the issuer's common stock, \$1 par value as of the latest practicable date: 1,023,955 shares of common stock, \$1 par value, as of March 20, 2007.

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Part I.

Cautionary Statement. This Annual Report 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 Annual Report 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.

Item 1. Description of Business.

HMG/Courtland Properties, Inc. and subsidiaries ("HMG", or the "Company"), was organized in 1972. HMG (excluding its 95% owned subsidiary Courtland Investments, Inc. ("CII"), which files a separate tax return) qualifies for taxation as a real estate investment trust ("REIT") under the U.S. Internal Revenue Code.

The Company's business is the ownership and management of income-producing commercial properties and its management considers other investments if such investments offer growth or profit potential.

The Company's principal commercial properties consist of (1) a luxury resort with a 50-room hotel, restaurant/banquet facilities, spa, marina and tennis courts ("Grove Isle"), (2) a 50% interest in a restaurant, marina and office/retail mall facility ("Monty's") and (3) its 5,000 square foot corporate office building. All of these properties are located in the Coconut Grove section of Miami, Florida. The Monty's facility is subject to a ground lease, as amended, with the City of Miami, Florida which expires in 2035.

Over 75% of total rental and related revenue for each of the years ended December 31, 2006 and 2005 was from the Company's tenant at Grove Isle which operates substantially all aspects of that facility. The Company's food and beverage revenue for the years ended December 31, 2006 and 2005 was from the raw bar restaurant at Monty's. Approximately 71% marina and related revenues were generated from the Monty's facility, with the other 29% coming from the Grove Isle facility. The Company's spa revenue is generated from its 50% owned spa located at Grove Isle which commenced operations in the first quarter of 2005.

The Company also owns two properties held for development, consisting of a 70% interest in a 13,000 square foot commercial building in Montpelier, Vermont, and approximately 50 acres of vacant land held for development in Hopkinton, Rhode Island.

The Company's other investments consist of equity interests in various privately held entities, primarily limited partnerships, whose purpose is to invest venture capital funds in growth-oriented enterprises which may include investments in commercial real estate. Of the total amount committed in these other investments, approximately 31% (based on carrying values) is in real estate related investments and the remaining investments are in varied private entities which invest in diversified growth-oriented enterprises. Some of these investments give rise to exposure resulting from the volatility in capital markets. The Company mitigates its risks by diversifying its investment portfolio. Information with respect to the amounts and types of other investments including the nature of the declines in value is set forth in Note 5 of the Notes to Consolidated Financial Statements.

The Company invests idle cash in income producing instruments, including equity and debt securities issued primarily by large capital companies or government agencies with readily determinable fair values in varying industries, including real estate investment trusts and mutual funds focusing in commercial real estate activities. Substantially all of the Company's marketable securities investments are in companies listed on major national stock markets, however the overall investment portfolio and some of the Company's investment strategies could be viewed as risky and the market values of the portfolio may be subject to fluctuations. Consistent with the Company's overall investment objectives and activities, management classifies all marketable securities as being held in a trading portfolio. Accordingly, all unrealized gains and losses on the Company's investments in marketable securities are recorded in the consolidated statements of comprehensive income. Marketable securities are stated at market value as determined by the most recently traded price of each security at the balance sheet date. Information regarding the amounts and types of investments in marketable securities is set forth in Note 4 of the Notes to Consolidated Financial Statements.

The Company acquires its real estate and other investments utilizing available cash, trading securities or borrowing funds.

The Company may realize gains and losses in its overall investment portfolio from time to time to take advantage of market conditions and/or manage the portfolio's resources and the Company's tax liability. The Company may utilize margin for its marketable securities purchases through the use of standard margin agreements with national brokerage firms. The use of available leverage is guided by the business judgment of management. The Company may also use options and futures to hedge concentrated stock positions and index futures to hedge against market risk and enhance the performance of the Company's portfolio while reducing the overall portfolio's risk and volatility.

Reference is made to Item 12. Certain Relationships and Related Transactions for discussion of the Company's organizational structure and related party transactions.

Investment in affiliate.

The Company's investment in affiliate consists of a 49% equity interest in T.G. I.F. Texas, Inc. (TGIF). T.G.I.F. is a Texas Corporation, which owns one net leased property in Louisiana and holds promissory notes receivable from its shareholders, CII and Maurice Wiener, the Chairman of the Company. This investment's carrying value is approximately \$3.2 million and the Company has a note payable to TGIF of approximately \$3.7 million which is due on demand. Reference is made to Item 6. Liquidity, Capital Expenditure Requirements and Capital Resources.

Insurance, Environmental Matters and Other.

In the opinion of management, all significant assets of the Company are adequately covered by insurance and the cost and effects of complying with environmental laws do not have a material impact on the Company's operations.

The Company's subsidiary which operates a restaurant is subject to various federal, state and local laws affecting its business. In particular, this restaurant is subject to licensing and regulation by the alcoholic beverage control, health, sanitation, safety and fire department agencies of Miami-Dade County, Florida. To the extent that the Company's restaurant sells alcoholic beverages it is subject to the State of Florida's liquor liability statutes or "dram shop laws" which allow a person injured by an "obviously intoxicated person" to bring a civil suit against the business (or social host) who had served intoxicating liquors to an already "obviously intoxicated person". Dram shop claims normally involve traffic accidents and the Company would generally not learn of such claims until such claims are filed. At the present time, there are no dram shop cases pending against the Company. The Company has in place insurance coverage to protect it from losses, if any. The deductible amount on the restaurant's general liability policy is \$5,000 per claim.

Competition.

The Company competes for suitable opportunities for real estate investments with other real estate investment trusts, foreign investors, pension funds, insurance companies and other investors. The Company also competes with other real estate investors and borrowers for available sources of financing.

In addition, to the extent the Company leases properties it must compete for tenants with other lessors offering similar facilities. Tenants are sought by providing modern, well-maintained facilities at competitive rentals. The Company has attempted to facilitate successful leasing of its properties by investing in facilities that have been developed according to the specifications of tenants and special local needs.

The food and beverage industry is highly competitive and is often affected by changes in taste and entertainment trends among the public, by local, national and economic conditions affecting spending habits, and by population and traffic patterns. The Company's Monty's restaurant is primarily outdoors and subject to climate and seasonal conditions.

In conjunction with the purchase of Monty's in August 2004 the Company obtained the right to certain trademarks and service marks commonly known as "Monty Trainer's", "Monty's Stone Crab", "Monty's Conch", "Monty's" and "Monty's M" together with certain other trademarks, trade secrets, unique features, concepts, designs, operating procedures, recipes and materials used in connection with the operation of the restaurant. The Company regards its trademarks and other proprietary rights as valuable assets which are essential to the related operations. The Company will vigorously monitor and protect its trademarks against infringement and dilution where legally feasible and appropriate.

Employees.

The Company has no employees other than officers who are not compensated for their services as such in accordance with its Advisory Agreement (the "Agreement") with the HMG Advisory Corp. ("the Adviser"). Reference is made to Item 12. Certain Relationships and Related Transactions. CII has one employee who is an officer of CII and assumed the responsibilities of the prior project manager of one of the Company's properties.

The labor costs relating to the food and beverage operations represent the Company's reimbursement to the manager of the Monty's restaurant for its employees and are not employees of the Company. Reference is made to discussion of restaurant, marina and mall in Item 2. Description of Property.

Terms of the Agreement. Under the terms of the Agreement, the Adviser serves as the Company's investment adviser and, under the supervision of the directors of the Company, administers the day-to-day operations of the Company. All officers of the Company, other than the project manager described above (who is not employed by the Adviser), who are officers of the Adviser are compensated solely by the Adviser for their services. The Agreement is renewable annually upon the approval of a majority of the directors of the Company who are not affiliated with the Adviser and a majority of the Company's shareholders. The contract may be terminated at any time on 120 days written notice by the Adviser or upon 60 days written notice by a majority of the unaffiliated directors of the Company or the holders of a majority of the Company's outstanding shares.

On August 17, 2006, the shareholders approved the renewal of the Advisory Agreement between the Company and the Adviser for a term commencing January 1, 2007, and expiring December 31, 2007.

The Adviser is majority owned by Mr. Wiener with the remaining shares owned by certain officers, including Mr. Rothstein. The officers and directors of the Adviser are as follows: Maurice Wiener, Chairman of the Board and Chief Executive officer; Lawrence I. Rothstein, President, Treasurer, Secretary and Director; and Carlos Camarotti, Vice President - Finance and Assistant Secretary.

Advisory Fees. For the years ended December 31, 2006 and 2005, the Company and its subsidiaries incurred Adviser fees of approximately \$965,000 and \$974,000, respectively, of which \$900,000 represented regular compensation and approximately \$65,000 and \$74,000 represented incentive compensation for 2006 and 2005, respectively. The Adviser is also the manager for certain of the Company's affiliates and received management fees of approximately \$33,000 in 2006 and 2005, for such services. Included in fees for 2006 and 2005 was approximately \$25,000 of management fees earned relating to management of the Monty's restaurant operations.

Item 2. Description of Property.

Grove Isle Hotel, Club and Marina ("Grove Isle") (Coconut Grove, Florida). The Company has owned Grove Isle since 1993 and has leased the property to a national operator of resorts since 1996. The Grove Isle resort includes a 50 room hotel, restaurant and banquet facilities, a first class spa, tennis courts and an 85-boat slip marina. It is located on 7 acres of a private island in Coconut Grove, Florida, known as "Grove Isle".

In November 1996 Grove Isle was leased to Westgroup Grove Isle Associates, Ltd., or “Westgroup”, an affiliate of Noble House Resorts, Inc. (“NHR”) which is a national operator of hotels and resorts. Westgroup operates all aspects of the facility, except for the marina which is operated by the Company. The original terms of the lease called for base rent of \$918,400 plus participation rent consisting of a portion of Westgroup’s operating surplus. Participation rent when and if due is payable at end of each lease year. There has been no participation rent since the inception of the lease. A 1999 lease amendment increased base rent commencing January 1, 2002 in accordance with changes in the Consumer Price Index (“CPI”). Base rent for 2006 was approximately \$1,071,000, increasing to \$1,105,000 in 2007. Participation rent when and if earned will be reduced by the amount by which base rent increases solely as a result of CPI increases for the lease year.

In September 2004 the Company entered into an agreement with Noble House Associates, LLC (“NHA”), an affiliate of the Westgroup, for the purpose of developing and operating on the Grove Isle property, a commercial project consisting of a first class spa, together with related improvements and amenities (the “Grove Isle Spa”). A subsidiary of the Company, CII Spa, LLC (“CIISPA”) and NHA formed a Delaware limited liability company, Grove Spa, LLC (“GS”) which is owned 50% by CIISPA and 50% by NHA. Grove Isle Spa was developed by GS at a cost of approximately \$2.7 million and commenced operations in March 2005.

In conjunction with the Grove Isle Spa development, the Company amended and restated its lease with Westgroup to extend the term of the lease from December 31, 2006 to December 31, 2016, and includes two options to extend the lease term each for an additional 20 years. Furthermore, the lease’s termination payment, as defined, was amended and restated to mean 50% of the amount by which the value of the leased property on the date of termination, as amended, exceeds \$11,480,000, plus the value of NHA’s percentage ownership interest in GS.

Grove Isle is encumbered by a mortgage note payable with an outstanding balance of approximately \$4.1 million and \$4.2 million as of December 31, 2006 and 2005, respectively. This loan calls for monthly principal payments of \$10,000 with all outstanding principal and interest due at maturity on September 29, 2010. Interest on outstanding principal is due monthly at an annual rate of 2.5% plus the one-month LIBOR Rate. In December 2004, this loan was modified to include an increase in the loan balance outstanding of \$1 million. This additional borrowed amount (less loan costs) was loaned to GS to partially fund the construction of the Spa Property.

As of December 31, 2006, 6 of the 85 yacht slips at the facility are owned by the Company and the other 79 are owned by unrelated individuals or their entities. The Company operates and maintains all aspects of the Grove Isle marina in exchange for an annual maintenance fee from the slip owners to cover operational expenses. In addition the Company rents the unsold slips to boat owners on a short term basis.

In 1997 and in conjunction with the original lease, the Company advanced \$500,000 to the principal owner of Noble House Resorts, Inc. and received an unsecured promissory note bearing interest at 8% per annum with interest payments due quarterly beginning on July 1, 1997 with all principal due at maturity on June 30, 2007, as amended in December 2006. All interest payments due have been received.

Restaurant, marina and mall ("Monty's") (Coconut Grove, Florida).

In August 2004, the Company, through two 50%-owned entities, Bayshore Landing, LLC ("Landing") and Bayshore Rawbar, LLC ("Rawbar"), (collectively, "Bayshore") purchased a restaurant, office/retail and marina property located in Coconut Grove (Miami), Florida known as Monty's. The other 50% owner of Bayshore is The Christoph Family Trust (the "Trust" or "CFT"). Members of the Trust are experienced real estate and marina operators.

The Monty's property consists of a two story building with approximately 40,000 rentable square feet and approximately 3.7 acres of submerged land with a 132-boat slip marina. It includes a 16,000 square foot indoor-outdoor raw bar restaurant and 24,000 square feet of office/retail space of which approximately 18,000 are presently leased to tenants operating boating and marina related businesses. Total cost of improvements to the Monty's property since its acquisition in 2004 is approximately \$4.9 million as of December 31, 2006. There remains approximately 4,000 square feet of potential net leased retail space.

The Monty's property is subject to a ground lease with the City of Miami, Florida expiring in 2035. Under the lease, Landing pays percentage rent ranging from 5% to 15% of gross revenues from various components of the property.

The Monty's property is encumbered by a loan mortgage payable to a bank with an outstanding principal balance of \$12.9 million as of December 31, 2006. This loan is part of a \$13.275 million acquisition and construction loan obtained in 2004 as part of the acquisition of the property. In 2005, the terms of the loan were modified to extend the period of interest only payments through April 2006. This extension was granted to allow for the completion of all construction at the property. Beginning in May 2006 and upon conversion to permanent terms, the loan is repayable in equal monthly principal payments necessary to fully amortize the principal amount over the remaining twenty years of the loan, plus accrued interest. In conjunction with this loan Bayshore entered into an interest rate swap agreement to manage their exposure to interest rate fluctuation through the entire term of the mortgage. The effect of the swap agreement is to provide a fixed interest rate of 7.57%.

The operations of Monty's restaurant are managed by RMI, Inc. (the "Manager") whose principal and related entities have managed the restaurant for the last 16 years. The Manager also owns and manages an unrelated Monty's restaurant located in Miami Beach, Florida. Under the management agreement the Company will pay the Manager a management fee equal to the greater of \$300,000 per year or 4% of gross sales, as defined. In addition, the Manager is entitled to an incentive fee equal to 33% of all operating profits (as defined) greater than \$1,200,000 per year. The operations of the Monty's restaurant are performed by employees of the Manager and the Company reimburses the Manager for such employees' payroll and related costs. The management agreement expires in August, 2009. For each of the years ended December 31, 2006 and 2005, the Manager received \$300,000 of management fees.

In July 2004 the Company loaned \$1 million to Monty's Key West, LLC, an entity which operated a Monty's restaurant in Key West, Florida and was principally owned by an affiliate of the Manager. The Company also owns a 10% equity interest in this restaurant. In February 2007 the Key West restaurant was sold and the Company was repaid the \$1 million loan plus accrued and unpaid interest of approximately \$26,000. As a result of this sale the Company has written off its equity investment and recognized a loss of \$500,000 as of December 31, 2006.

Land held for development (Vermont and Rhode Island).

The Company owns approximately 50 acres of vacant land held for development located in Hopkinton, Rhode Island.

The Company also owns a 70% interest in a vacant building located in Montpelier, Vermont which is being held for development.

In August 2006 the Company sold its remaining 4 acres of undeveloped land in Houston, Texas for approximately \$922,000 and recognized a net gain on the sale of \$257,000.

In August 2005, the Company sold its property in Kingston, New York for approximately \$600,000 and recognized a net gain to the Company of approximately \$303,000.

Executive offices (Coconut Grove, Florida). The principal executive offices of the Company and the Adviser are located at 1870 South Bayshore Drive, Coconut Grove, Florida, 33133, in premises owned by the Company and leased to the Adviser pursuant to a lease agreement dated December 1, 1999 (as renewed in 2004). The lease provides for base rent of \$48,000 per year payable in equal monthly installments during the five year term of the lease. The Adviser, as tenant, pays utilities, maintenance and security expenses relating to the leased premises. This property is encumbered by a mortgage loan due to a bank of approximately \$304,000. This loan bears interest at a fixed rate of 5.5% through maturity and calls for monthly principal and interest payments with all principal due at maturity in August 2007.

The Company regularly evaluates potential real estate acquisitions for future investment or development and would utilize funds currently available or from other resources to implement its strategy.

Item 3. Legal Proceedings

None.

Item 4. Submission of Matters to a Vote of Security Holders.

At the Company's annual meeting, held on August 17, 2006, the shareholders approved the renewal of the Advisory Agreement between the Company and the Adviser for a term commencing January 1, 2007 and expiring December 31, 2007 (Reference is made to Item 1. Business), and reelected the Company's Board of Directors by the following votes:

	Number of votes	
	For	Against/Withheld
Directors:		
Walter G. Arader	976,606	
Harvey Comita	976,606	
Lawrence Rothstein	976,606	
Maurice Wiener	976,606	
Clinton A. Stuntebeck	976,606	
Renewal of Advisory Agreement	707,954	23,648

The number of votes for the renewal of the Advisory Agreement represents a majority of the votes cast at the meeting.

No matters were submitted to a vote of security holders during the fourth quarter of the fiscal year ended December 31, 2006.

Part II.

Item 5. Market Price for Common Equity and Related Stockholder Matters and Purchases of Equity Securities.

The high and low per share closing sales prices of the Company's stock on the American Stock Exchange (ticker symbol: HMG) for each quarter during the past two years were as follows:

	High	Low
March 31, 2006	\$10.80	\$9.17
June 30, 2006	\$10.15	\$9.17
September 30, 2006	\$12.59	\$9.00
December 31, 2006	\$14.20	\$12.50
March 31, 2005	\$11.50	\$9.52
June 30, 2005	\$12.69	\$11.09
September 30, 2005	\$11.76	\$10.27
December 31, 2005	\$13.44	\$10.80

On July 25, 2005 the Company declared a dividend of \$.50 per share which was paid on August 26, 2005 to shareholders of record as of August 12, 2005. No dividends were declared or paid during 2006. The Company's policy has been to pay dividends as are necessary for it to qualify for taxation as a REIT under the Internal Revenue Code.

As of March 16, 2007, there were 500 holders of record of the Company's common stock.

The following table illustrates securities authorized for issuance under the Company's equity compensation plan:

	Number of securities to be issued upon exercise of outstanding options	Weighted-average exercise price of outstanding options	Number of securities remaining available for future issuance under equity compensation plans
Equity compensation plan approved by shareholders	102,100	\$8.83	16,000
Equity compensation plan not approved by shareholders	--	--	--
Total	102,100	\$8.83	16,000

Item 6. Management's Discussion and Analysis or Plan of Operation.

Critical Accounting Policies and Estimates.

Securities and Exchange Commission Financial Reporting Release No. 60 requires all companies to include a discussion of critical accounting policies and methods used in the preparation of the financial statements. Note 1 of the consolidated financial statements, included elsewhere on this annual report of Form 10-KSB, includes a summary of the significant accounting policies and methods used in the preparation of the Company's consolidated financial statements. The Company believes the following critical accounting policies affect the significant judgments and estimates used in the preparation of the Company's financial statements:

Marketable Securities. Consistent with the Company's overall investment objectives and activities, management has classified its entire marketable securities portfolio as trading. As a result, all unrealized gains and losses on the Company's investment portfolio are included in the Consolidated Statement of Comprehensive Income. Our investments in trading equity and debt marketable securities are valued based on quoted market prices. Marketable securities are subject to fluctuations in value in accordance with market conditions.

Other Investments. The Company's other investments consist primarily of nominal equity interests in various privately-held entities, including limited partnerships whose purpose is to invest venture capital funds in growth-oriented enterprises. The Company does not have significant influence over any investee and no single investment exceeds 5% of the Company's total assets. None of these investments meet the criteria of accounting under the equity method and are carried at cost less distributions and other than temporary unrealized losses. These investments do not have available quoted market prices, so we must rely on valuations and related reports and information provided to us by those entities. These valuations are by their nature subject to estimates which could change significantly from period to period. The Company regularly reviews the underlying assets in its other investment portfolio for events, including but not limited to bankruptcies, closures and declines in estimated fair value, that may indicate the investment has suffered an other-than-temporary decline in value. When a decline is deemed other-than-temporary, we permanently reduce the cost basis component of the investments. As such, any recoveries in the value of the investments will not be recognized until the investments are sold.

Our estimates of each of these items historically have been adequate. However, due to uncertainties inherent in the estimation process, it is reasonably possible that the actual resolution of any of these items could vary significantly from the estimate and, accordingly, there can be no assurance that the estimates may not materially change in the near term.

Real Estate. Land, buildings and improvements, furniture, fixtures and equipment are recorded at cost. Tenant improvements, which are included in buildings and improvements, are also stated at cost. Expenditures for ordinary maintenance and repairs are expensed to operations as they are incurred. Renovations and/or replacements, which improve or extend the life of the asset are capitalized and depreciated over their estimated useful lives.

Depreciation is computed utilizing the straight-line method over the estimated useful lives of ten to forty years for buildings and improvements and five to ten years for furniture, fixtures and equipment. Tenant improvements are amortized on a straight-line basis over the term of the related leases.

The Company is required to make subjective assessments as to the useful lives of its properties for purposes of determining the amount of depreciation to reflect on an annual basis with respect to those properties. These assessments have a direct impact on the Company's net income. Should the Company lengthen the expected useful life of a particular asset, it would be depreciated over more years, and result in less depreciation expense and higher annual net income.

Assessment by the Company of certain other lease related costs must be made when the Company has a reason to believe that the tenant will not be able to execute under the term of the lease as originally expected.

The Company periodically reviews the carrying value of certain of its properties and long-lived assets in relation to historical results, current business conditions and trends to identify potential situations in which the carrying value of assets may not be recoverable. If such reviews indicate that the carrying value of such assets may not be recoverable, the Company would estimate the undiscounted sum of the expected future cash flows of such assets or analyze the fair value of the asset, to determine if such sum or fair value is less than the carrying value of such assets to ascertain if a permanent impairment exists. If a permanent impairment exists, the Company would determine the fair value by using quoted market prices, if available, for such assets, or if quoted market prices are not available, the Company would discount the expected future cash flows of such assets and would adjust the carrying value of the asset to fair value. Judgments as to impairments and assumptions used in projecting future cash flow are inherently imprecise.

Results of Operations:

For the years ended December 31, 2006 and 2005, the Company reported a net loss of approximately \$661,000 (or \$.64 per share) and \$403,000 (or \$.37 per share), respectively.

Revenues:

Total revenues for the year ended December 31, 2006 as compared with that of 2005 increased by approximately \$2 million (or 22%). This increase was due to increased food and beverage sales of \$1.1 million (or 20%), increased gain from marketable securities of \$366,000 (or 348%), increased spa revenues of \$268,000 (or 76%), increased rental and related revenues of \$201,000 (or 17%), and increased marina revenues of \$155,000 (or 10%).

Real estate and related revenue:

Real estate rentals and related revenue increased by approximately \$201,000 (or 17%) for the year ended December 31, 2006 as compared with 2005. This increase was primarily the result of increased rental income of \$187,000 from the Monty's office/retail space, the build-out of which was substantially completed in the fourth quarter 2005. As of December 31, 2006 approximately 18,000 square feet of office/retail space is leased and expected to generate approximately \$486,000 total rent and related revenue on annualized basis.

Monty's restaurant operations:

The Monty's restaurant has operated in the same location since 1967 and is an established culinary landmark in South Florida. It is a casual restaurant and bar known as Monty's Raw Bar located next to the picturesque Monty's marina.

Summarized statement of income of the Monty's restaurant operations for the years ended December 31, 2006 and 2005 is presented below (Note: the information below represents 100% of the restaurant operations while the Company's ownership percentage in these operations is 50%):

Summarized statement of income of Monty's restaurant	Year ended December 31, 2006	Percentage of sales	Year ended December 31, 2005	Percentage of sales
<u>Revenues:</u>				
Food and Beverage Sales	\$6,369,000	100%	\$5,308,000	100%
<u>Expenses:</u>				
Cost of food and beverage sold	1,810,000	28.4%	1,613,000	30.4%
Labor, entertainment and related costs	1,303,000	20.1%	1,230,000	23.2%
Other food and beverage related costs	249,000	3.9%	202,000	3.8%
Other operating costs	521,000	8.2%	416,000	7.8%
Insurance	276,000	4.3%	201,000	3.8%
Management fees	325,000	5.1%	325,000	6.1%
Utilities	212,000	3.3%	190,000	3.6%
Rent (as allocated)	655,000	10.3%	541,000	10.2%
Total Expenses	5,351,000	84.0%	4,718,000	88.9%
Income before loss on disposal of assets, depreciation and minority interest	\$1,018,000	16.0%	\$590,000	11.2%

The Monty's restaurant is subject to seasonal fluctuations in sales. January through May sales typically account for over 50% of annual sales. In comparing sales for the two periods presented above and taking into consideration the seasonality of the restaurant operations sales in 2006 improved over the prior year primarily as a result of milder weather plus small price increases in certain menu items. With increased sales the restaurant benefited from certain economies of scale which resulted in lower labor costs as a percentage of sales. Also the restaurant improved its efficiency in delivering tap beer which lowered cost of beverages sold in 2006. Insurance expense, however, did increase as compared with 2005 primarily as the result of increased renewal premiums which were common this year throughout the state of Florida.

Grove Isle and Monty's marina operations:

The Grove Isle marina operates for the benefit of the slip owners and maintains all aspects of the marina in exchange for an annual maintenance fee from the slip owners to cover operational expenses. As of December 31, 2006 and 2005, 79 of the 85 slips were owned by unrelated individuals or entities, the remaining 6 slips are owned by the Company. The Company rents the unsold slips to boat owners on a short term basis.

The Monty's marina consists of 132 boat slips of which approximately 30 slips are leased on a long term basis (more than one year) to tenants of the upland property, and the others are available for rent to the public.

Total marina revenues increased by approximately \$155,000 (or 10%) for the year ended December 31, 2006 as compared with 2005. This increase was primarily the result of increased rental activity at the Monty's marina which benefited from milder weather in 2006 as compared with 2005. Revenues from the Grove Isle marina which has fewer slips rented to the public and generates most of its revenue from owner's membership dues remained consistent with prior year. Expenses at the Grove Isle marina increased primarily due to increased repairs and maintenance which have not yet been passed along to the slip owners. Expenses at the Monty's marina increased primarily due to increased utility costs associated with higher rentals.

Summarized and combined statements of income from marina operations:
(The Company owns 50% of the Monty's marina and 95% of the Grove Isle marina)

	Grove Isle Marina Year ended December 31, 2006	Monty's Marina Year ended December 31, 2006	Combined marina operations Year ended December 31, 2006	Combined marina operations Year ended December 31, 2005
Summarized statement of income of marina operations				
<u>Revenues:</u>				
Dockage fees and related income	\$96,000	\$1,221,000	\$1,317,000	\$1,163,000
Grove Isle marina slip owners dues	354,000	-	354,000	354,000
Total marina revenues	450,000	1,221,000	1,671,000	1,517,000
<u>Expenses:</u>				
Labor and related costs	226,000	-	226,000	209,000
Insurance	73,000	105,000	178,000	184,000
Management fees	26,000	37,000	63,000	54,000
Utilities	23,000	133,000	156,000	113,000
Bay bottom lease	36,000	196,000	232,000	211,000
Repairs and maintenance	56,000	69,000	125,000	98,000
Other	30,000	50,000	80,000	95,000
Total Expenses	470,000	590,000	1,060,000	964,000
Income before interest, depreciation and minority interest	(\$20,000)	\$631,000	\$611,000	\$553,000

Grove Isle spa operations:

The Grove Isle spa began operations in the first quarter of 2005. The spa, which operates under the name "Spa Terre at the Grove", offers a variety of body treatments, salon services, facial care and massage therapies.

Spa revenues increased by \$268,000 (or 76%), primarily as a result of a full year's operations in 2006 versus a partial year in 2005. Comparisons of cost are not meaningful at this point as the spa has yet to reach stabilized revenues.

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Below is a summarized income statement for these operations for the year ended December 31, 2006 and 2005. The Company owns 50% of the Grove Isle Spa with the other 50% owned by an affiliate of the Noble House Resorts, the tenant operator of the Grove Isle Resort.

Grove Isle Spa	For the year ended December 31, 2006	For the year ended December 31, 2005
Summarized statement of income		
<u>Revenues:</u>		
Services provided	\$568,000	\$308,000
Membership and other	53,000	45,000
Total spa revenues	621,000	353,000
<u>Expenses:</u>		
Cost of sales (commissions and other)	192,000	104,000
Salaries, wages and related	180,000	98,000
Other operating costs	196,000	112,000
Management and administrative fees	34,000	23,000
Pre-opening and start up costs	20,000	114,000
Other	48,000	34,000
Total Expenses	670,000	485,000
Loss before interest, depreciation, minority interest and income taxes	(\$49,000)	(\$132,000)

Net gain from investments in marketable securities:

Net gain from investments in marketable securities, including marketable securities distributed by partnerships in which the Company owns minority positions, for the years ended December 31, 2006 and 2005, is as follows:

<u>Description</u>	<u>2006</u>	<u>2005</u>
Net realized gain from sales of securities	\$223,000	\$209,000
Unrealized net gain (loss) in marketable securities	248,000	(104,000)
Total net gain from investments in marketable securities	\$471,000	\$105,000

Net realized gain from sales of marketable securities consisted of approximately \$436,000 of gains net of \$213,000 of losses for the year ended December 31, 2006. The comparable amounts in fiscal year 2005 were gains of approximately \$288,000 net of \$79,000 of losses.

Approximately \$64,000 and \$108,000 of gains in fiscal years 2006 and 2005, respectively, were recognized from the sale of stock distributions from the Company's investments in privately held partnerships included in other investments. The increase in unrealized net gain in 2006 as compared with 2005 was the result of overall improved stock market performance during 2006.

Consistent with the Company's overall current investment objectives and activities, the entire marketable securities portfolio is classified as trading (versus available for sale, as defined by generally accepted accounting principles). Unrealized gains or losses from marketable securities are recorded as revenues in the consolidated statements of comprehensive income.

Investment gains and losses on marketable securities may fluctuate significantly from period to period in the future and could have a significant impact on the Company's net earnings. However, the amount of investment gains or losses on marketable securities for any given period has no predictive value and variations in amount from period to period have no practical analytical value.

Investments in marketable securities give rise to exposure resulting from the volatility of capital markets. The Company believes its risk to be mitigated by the diversity of its marketable securities portfolio.

Net gain from other investments is summarized below:

	<u>2006</u>	<u>2005</u>
Venture capital funds		
- diversified businesses (a)	\$404,000	\$85,000
Restaurant development & operation (b)	(500,000)	-
Real estate and related (c)	148,000	166,000
Venture capital funds - technology & communications (d)	50,000	70,000
Income from investment in 49% owned affiliate (e)	91,000	81,000
Other (f)	6,000	(159,000)
Totals	\$199,000	\$243,000

- (a) In 2006 and 2005 amounts consist primarily of gains of approximately \$226,000 and \$85,000, respectively, on distributions from the Company's investment in two limited partnerships which own interests in various diversified businesses, primarily in the manufacturing and production related sectors. Also in 2006 a gain of approximately \$178,000 was recognized on distributions from a private capital fund that invests equities, debt or debt like securities of distressed companies. The Company's ownership percentage in all of these investments is less than 1% of the total ownership and in each case gains are only recognized after the total investment cost has been recovered.
- (b) In December 2006 the Company elected to write off its entire 10% equity interest in a restaurant located in Key West, Florida and recognized a loss of \$500,000. The restaurant was sold in February 2007 and proceeds from the sale were not sufficient for the Company to recover its investment.
- (c) In 2006 and 2005 amounts consist primarily of gains on the distribution of proceeds from assets held in real estate related limited partnerships in which the Company owns minority equity interests and in which such distributions exceeded the carrying value of the investment.
- (d) In 2006 and 2005 amount primarily includes gains resulting from distributions received in excess of carry values of investments in funds in the communications and internet technology industries.

- (e) This gain represents income from the Company's 49% owned affiliate, T.G.I.F. Texas, Inc. The increase from the prior year is primarily as a result of increased interest income.
- (f) In 2005 amount includes valuation loss of \$147,000 representing the remaining carrying value of an investment in a privately-held company in the personal cosmetic industry.

Net gain or loss from other investments may fluctuate significantly from period to period in the future and could have a significant impact on the Company's net earnings. However, the amount of investment gain or loss from other investments for any given period has no predictive value and variations in amount from period to period have no practical analytical value.

Interest, dividend and other income remained consistent for the year ended December 31, 2006 as compared with that of 2005.

Expenses:

Total expenses for the year ended December 31, 2006 as compared to that of 2005 increased by approximately \$2.1 million (or 21%). The primary causes for this increase were an approximate \$624,000 loss on fixed assets abandoned and replaced at the Monty's property, increased cost of sales, labor and other operating costs at the Monty's restaurant of approximately \$635,000 (or 13%), increased expenses of rental and other properties of approximately \$177,000 (or 38%), increased interest expense of approximately \$259,000 (or 18%), increased depreciation and amortization expense of \$229,000 (or 25%) and increased spa expenses of approximately \$187,000 (or 39%). These changes are discussed in more detail below.

In December 2006 upon substantial completion of renovations to the Monty's property the Company recognized a loss of \$624,000 on the abandonment of certain fixed assets which were replaced during construction. The items replaced primarily consisted of the high volume air conditioning system throughout the property and renovation of the property's parking lot.

Food and beverage costs are solely from the Monty's restaurant operations. Spa expenses are solely from the Grove Isle spa operations. Marina expenses are from both the Monty's and Grove Isle marinas. Summarized income statements for each of these operations are presented and discussed above.

Operating expenses of rental and other properties for the year ended December 31, 2006 increased by approximately \$177,000 (or 38%) as compared with that of 2005. This increase was primarily the result of increased insurance costs of the Monty's property of approximately \$81,000 and a non-recurring management fee of \$100,000 paid to the manager of the HMG-Fieber joint venture which sold its last property in August 2005 and was dissolved in December 2006.

Depreciation and amortization expense increased by approximately \$229,000 (or 25%) primarily due to a full year's depreciation expense incurred at the Monty's property which substantially completed improvements in 2006.

Interest expense increased by approximately \$259,000 (or 18%) for year ended December 31, 2006 as compared to 2005. This was due to increased interest expense of \$131,000 due to borrowings related to the final construction loan draws for the completion of improvements to the Monty's property, increased interest by \$65,000 during 2006 relating to the note payable to the Company's 49% owned affiliate (T.G.I.F. Texas, Inc.) as a result of higher interest rates during the year and increased interest expense of \$68,000 related to the Grove Isle property loan as a result of higher interest rates.

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Professional fees increased by approximately \$51,000 (or 20%) for the year ended December 31, 2006 as compared to 2005. This increase was primarily due to increased accounting fees.

Net gain on sales of real estate for the years ended December 31, 2006, and 2005 consisted of the following:

	Net gain after incentive fee and minority interest	
<u>Property Sold</u>	<u>2006</u>	<u>2005</u>
Undeveloped land, Houston, Texas	\$257,000	-
Sale of retail store, Kingston, New York	-	\$303,000
Loss on disposition of Monty's furniture, fixtures and equipment, Coconut Grove, Florida	-	(184,000)
Total	\$257,000	\$119,000

Net gain on sales of properties has been reduced, where applicable, by minority partners' interest in the gain of \$36,000 for the year ended December 31, 2005, and by adviser's incentive fees of \$28,000 and \$34,000 for the years ended December 31, 2006 and 2005, respectively.

During 2005 management decided that a restaurant was not the best use of the second floor space of the Monty's property, and consequently certain kitchen equipment and dining room fixtures included in the original purchase of Monty's were disposed of at auction in 2005 resulting in a loss of \$184,000 (net of 50% minority interest).

Provision for (benefit from) income taxes for the years ended December 31, 2006 and 2005 was \$12,000 and (\$305,000), respectively. The benefit from income taxes in 2005 was in part due to reversing \$250,000 of the current tax provision established in 2004 which resulted from the Company election to distribute substantially all of its 2004 taxable income relating to the Company's REIT activities through a cash dividend of \$539,000 (or \$.50/share) paid in August 2005. The 2005 benefit also includes deferred income tax benefit relating to an increase in net operating losses from the Company's non-REIT activities in 2005.

The Company follows the liability method of accounting for income taxes. Under this method, deferred tax liabilities and assets are recognized for the expected future tax consequences of temporary differences between the carrying amount and the tax basis of assets and liabilities at each year-end based on enacted tax laws and statutory tax rates applicable to the periods in which the differences are expected to affect taxable income. As a result of timing differences associated with the carrying value of other investments and depreciable assets and the future benefit of a net operating loss, as of December 31, 2006 and 2005, the Company has recorded a net deferred tax asset of \$76,000 and \$88,000, respectively. A valuation allowance against deferred tax asset has not been established as management believes it is more likely than not, based on the Company's previous history and expectation of future taxable income before expiration, that these assets will be realized.

Effect of Inflation.

Inflation affects the costs of operating and maintaining the Company's investments. In addition, rentals under certain leases are based in part on the lessee's sales and tend to increase with inflation, and certain leases provide for periodic adjustments according to changes in predetermined price indices.

Liquidity, Capital Expenditure Requirements and Capital Resources. The Company's material commitments primarily consist of maturities of debt obligations of approximately \$4.6 million in 2007 and contributions committed to other investments of approximately \$2.1 million due upon demand. The funds necessary to meet these obligations are expected from the proceeds from the sales of properties or investments, bank construction loan, refinancing of existing bank loans, distributions from investments and available cash. Included in the maturing debt obligations for 2007 is a note payable to the Company's 49% owned affiliate, T.G.I.F. Texas, Inc. ("TGIF") (Reference is made to Item 12 Certain Relationships and Related Transactions) of approximately \$3.7 million. This amount is due on demand. The obligation due to TGIF will be paid with funds available from distributions from its investment in TGIF and from available cash.

A summary of the Company's contractual cash obligations at December 31, 2006 is as follows:

Contractual Obligations	Total	Payments Due by Period			
		Less than 1 year	1 - 3 years	4 - 5 years	After 5 years
Mortgages and notes payable	\$20,931,000	\$4,610,000	\$1,411,000	\$1,618,000	\$13,292,000
Other investments commitments (a)	2,100,000	2,100,000	--	--	--
Total	\$23,031,000	\$6,710,000	\$1,411,000	\$1,618,000	\$13,292,000

(a) The timing of amounts due under commitments for other investments is determined by the managing partners of the individual investments. These amounts are reflected as due in less than one year although the actual funding may not be required until some time in the future.

Material Changes in Operating, Investing and Financing Cash Flows.

The Company's cash flows are generated primarily from its real estate activities, sales of investment securities, distributions from other investments and borrowings. For the year ended December 31, 2006 the Company's net cash from operating activities was approximately \$290,000. This included proceeds from the sales and redemptions of marketable securities of \$2.4 million less purchases of marketable securities of \$954,000 and reductions in margin payable to brokers and other liabilities of \$803,000. The Company believes that there will be sufficient cash flows in the next year to meet its operating requirements.

For the year ended December 31, 2006, the net cash used in investing activities was approximately \$521,000. This included cash used for improvements of properties of \$2.4 million (principally improvements and purchases of fixed assets for the Monty's property) and contributions to other investments of \$831,000 (including \$350,000 investment in two partnerships developing real estate for resale in Jacksonville, Florida and \$150,000 initial contribution in a real estate limited partnership). These uses of cash were partially offset by cash received in the form of distributions from other investments of \$1.8 million (including \$309,000 from one investment in a private capital fund that invests equities, debt or debt like securities of distressed companies, \$276,000 from an investment in a limited partnership owning real estate for resale and \$348,000 from two limited partnerships which own interests in various diversified businesses) and \$818,000 in net proceeds from the sale of the remaining undeveloped land in Houston, Texas.

For the year ended December 31, 2006, net cash provided by financing activities was approximately \$293,000. This consisted of \$883,000 of contributions from minority partners and \$615,000 of construction borrowings for improvements at the Monty's property. These sources of funds were partially offset by \$687,000 in purchase of treasury stock and \$508,000 of repayment of mortgages and notes payable.

Item 7. Consolidated Financial Statements

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REPORT OF REGISTERED PUBLIC ACCOUNTING FIRM

To the Board of Directors and Stockholders
of HMG/Courtland Properties, Inc. and Subsidiaries

We have audited the accompanying consolidated balances sheets of HMG/Courtland Properties, Inc. (a Delaware corporation) and Subsidiaries as of December 31, 2006 and 2005, and the related consolidated statements of comprehensive income, stockholders' equity and cash flows for each of the years in the two year period ended December 31, 2006. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. The Company is not required to have, nor were we engaged to perform, an audit of its internal control over financial reporting. Our audit included consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of HMG/Courtland Properties, Inc. and Subsidiaries at December 31, 2006 and 2005, and the results of its operations and its cash flows for each of the years in the two-year period ended December 31, 2006, in conformity with accounting principles generally accepted in the United States of America.

/s/ Berenfeld Spritzer Shechter & Sheer

Berenfeld Spritzer Shechter & Sheer
Certified Public Accountants

March 21, 2007
Ft. Lauderdale, Florida

**HMG/COURTLAND PROPERTIES, INC. AND
SUBSIDIARIES CONSOLIDATED BALANCE SHEETS
AS OF DECEMBER 31, 2006 AND 2005**

	December 31, 2006	December 31, 2005
ASSETS		
Investment properties, net of accumulated depreciation:		
Commercial properties	\$ 7,385,857	\$ 6,513,793
Commercial properties- construction in progress	239,166	171,727
Hotel, club and spa facility	5,433,500	5,845,030
Marina properties	3,044,878	2,899,085
Land held for development	27,689	589,419
Total investment properties, net	16,131,090	16,019,054
Cash and cash equivalents	2,412,871	2,350,735
Investments in marketable securities	5,556,121	6,576,954
Other investments	4,293,662	5,119,179
Investment in affiliate	3,165,235	3,074,530
Loans, notes and other receivables	1,910,555	2,037,651
Notes and advances due from related parties	736,909	767,768
Deferred taxes	76,000	88,000
Goodwill	7,728,627	7,728,627
Other assets	718,935	640,602
TOTAL ASSETS	\$ 42,730,005	\$ 44,403,100
LIABILITIES		
Mortgages and notes payable	\$ 20,931,301	\$ 20,823,764
Accounts payable, accrued expenses and other liabilities	1,704,182	1,266,561
Margin payable to broker	-	1,211,925
Interest rate swap contract payable	45,000	266,000
TOTAL LIABILITIES	22,680,483	23,568,250
Minority interests	3,126,715	2,674,740
COMMITMENTS AND CONTINGENCIES		
	-	-
STOCKHOLDERS' EQUITY		
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 and 1,317,535 shares issued as of December 31, 2006 & 2005	1,317,535	1,317,535

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Additional paid-in capital	26,585,595	26,585,595
Undistributed gains from sales of properties, net of losses	41,572,120	41,315,056
Undistributed losses from operations	(49,964,109)	(49,046,362)
Accumulated other comprehensive loss	(22,500)	(133,000)
	19,488,641	20,038,824
Less: Treasury stock, at cost (293,580 & 244,500 shares as of December 31, 2006 & 2005, respectively)	(2,565,834)	(1,878,714)
TOTAL STOCKHOLDERS' EQUITY	16,922,807	18,160,110
 TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	 \$ 42,730,005	 \$ 44,403,100

See notes to the consolidated financial statements

HMG/COURTLAND PROPERTIES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2006 AND 2005

REVENUES	2006	2005
Real estate rentals and related revenue	\$ 1,400,057	\$ 1,198,972
Food & beverage sales	6,369,018	5,307,568
Marina revenues	1,671,523	1,516,900
Spa revenues	621,378	353,039
Net gain from investments in marketable securities	471,484	105,125
Net income from other investments	199,078	243,295
Interest, dividend and other income	608,180	589,280
Total revenues	11,340,718	9,314,179
EXPENSES		
Operating expenses:		
Rental and other properties	644,617	467,544
Loss on abandonment of fixed assets	623,829	-
Food and beverage cost of sales	1,810,560	1,612,851
Food and beverage labor and related costs	1,302,885	1,230,985
Food and beverage other operating costs	2,235,302	1,870,124
Marina expenses	1,060,343	964,182
Spa expenses	664,468	477,413
Depreciation and amortization	1,156,845	927,590
Adviser's base fee	900,000	900,000
General and administrative	327,323	303,757
Professional fees and expenses	301,970	250,621
Directors' fees and expenses	78,450	73,782
Total operating expenses	11,106,592	9,078,759
Interest expense	1,671,340	1,412,034
Minority partners' interests in operating loss of consolidated entities	(531,467)	(349,666)
Total expenses	12,246,465	10,141,127
Loss before gain on sales of properties and income taxes	(905,747)	(826,948)
Gain on sales of properties, net	257,064	119,303
(Loss) income before income taxes	(648,683)	(707,645)
Provision for (benefit from) income taxes	12,000	(305,000)
Net loss	(\$660,683)	(\$402,645)
<u>Other comprehensive income:</u>		
Unrealized gain on interest rate swap agreement	\$ 110,500	\$ 156,500
Total other comprehensive income	110,500	156,500
Comprehensive loss	(\$550,183)	(\$246,145)

Basic and diluted Net Loss per Common Share	(\$0.64)	(\$0.37)
Weighted average common shares outstanding basic and diluted	1,030,409	1,079,214

See notes to the consolidated financial statements

HMG/COURTLAND PROPERTIES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN STOCKHOLDERS' EQUITY
YEARS ENDED DECEMBER 31, 2006 AND 2005

	Common Stock		Additional Paid-In	Undistributed Gains from Sales of Properties Net of	Undistributed Losses from Operations	Comprehensive Income (loss)	Accumulated Other Comprehensive Income (loss)	Treasury Stock Shares	Treasury Stock Cost
	Shares	Amount	Capital	Losses					
Balance as of January 1, 2005	1,315,635	\$1,315,635	\$26,571,972	\$41,735,070	(\$48,524,414)		(\$289,500)	226,500	(\$1,659,1
Net income (loss)				119,303	(521,948)	(402,645)			
Other comprehensive income:									
Unrealized loss on interest rate swap contract						156,500	156,500		
Comprehensive income (loss)						(246,145)			
Repayment of Note receivable from exercise of Stock Options & Stock Option Reload	1,900	1,900	13,623					18,000	(219,6
Dividend (\$.50 per share)				(539,317)					
Balance as of December 31, 2005	1,317,535	1,317,535	26,585,595	41,315,056	(49,046,362)		(133,000)	244,500	(1,878,7
Net income (loss)				257,064	(917,747)	(660,683)			
Other comprehensive income:									
Unrealized gain on interest rate swap contract						110,500	110,500		

Comprehensive income (loss)						(550,183)			
Purchased 49,080 shares of treasury stock at \$14 per share							49,080	(687,100)	
Balance as of December 31, 2006	1,317,535	\$1,317,535	\$26,585,595	\$41,572,120	(\$49,964,109)		(\$22,500)	293,580	(\$2,565,800)

See notes to the consolidated financial statements

HMG/COURTLAND PROPERTIES, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED DECEMBER 31, 2006 AND 2005

	2006	2005
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net loss	(\$660,683)	(\$402,645)
Adjustments to reconcile net loss to net cash provided by operating activities:		
Depreciation and amortization	1,156,845	927,590
Net income from other investments	(199,078)	(261,857)
Loss on abandonment of fixed assets	623,829	-
Gain on sales of properties, net	(257,064)	(119,303)
Net gain from investments in marketable securities	(471,484)	(105,125)
Minority partners' interest in operating losses	(531,467)	(349,666)
Deferred income tax expense (benefit)	12,000	(60,000)
Changes in assets and liabilities:		
Increase in other assets and other receivables	(72,359)	(35,202)
Net proceeds from sales and redemptions of securities	2,446,535	1,988,903
Increase in investments in marketable securities	(954,218)	(1,328,189)
Increase in accounts payable, accrued expenses and other liabilities	409,032	381,429
Decrease in margin payable to brokers	(1,211,925)	(236,680)
Decrease in income taxes payable	-	(250,000)
Total adjustments	950,646	551,900
Net cash provided by operating activities	289,963	149,255
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases and improvements of properties	(2,425,025)	(4,025,666)
Net proceeds from disposals of properties	818,794	532,944
Decrease in notes and advances from related parties	30,859	205,474
Increase in mortgage loans and notes receivables	-	(250,000)
Collections of mortgage loans and notes receivables	91,708	208,292
Distributions from other investments	1,793,869	2,139,282
Contributions to other investments	(831,389)	(1,874,640)
Net cash used in investing activities	(521,184)	(3,064,314)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Additional borrowings, mortgages and notes payables	615,327	2,479,673
Repayment of mortgages and notes payables	(507,790)	(138,978)
Dividends paid	-	(539,317)
Purchase of treasury stock	(687,120)	-
Contributions from minority partners	883,530	297,552
Distributions to minority partners	(10,590)	(243,544)

Net cash provided by financing activities	293,357	1,855,386
Net increase (decrease) in cash and cash equivalents	62,136	(1,059,673)
Cash and cash equivalents at beginning of the year	2,350,735	3,410,408
Cash and cash equivalents at end of the year	\$2,412,871	\$2,350,735
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION:		
Cash paid during the year for interest	\$1,671,000	\$1,412,000
<i>See notes to the consolidated financial statements</i>		

HMG/COURTLAND PROPERTIES, INC. AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
YEARS ENDED DECEMBER 31, 2006 and 2005

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Business and Consolidation. The consolidated financial statements include the accounts of HMG/Courtland Properties, Inc. (the "Company") and entities in which the Company owns a majority voting interest or controlling financial interest. The Company was organized in 1972 and (excluding its 95% owned subsidiary Courtland Investments, Inc., which files a separate tax return) qualifies for taxation as a real estate investment trust ("REIT") under the Internal Revenue Code. The Company's business is the ownership and management of income-producing commercial properties and its management considers other investments if such investments offer growth or profit potential. The Company's recurring operating revenue comes from food and beverage operations, marina dockage and related, commercial property rental and related, and, beginning in March 2005, spa operations.

All material transactions and balances with consolidated and unconsolidated entities have been eliminated in consolidation or as required under the equity method.

The Company's consolidated subsidiaries are described below:

Courtland Investments, Inc. ("CII"). A 95% owned corporation in which the Company holds a 95% non-voting interest and Masscap Investments Company, Inc. ("Masscap") holds a 5% voting interest in CII. The Company and Masscap have had a continuing arrangement with regard to the ongoing operations of CII, which provides the Company with complete authority over all decision making relating to the business, operations and financing of CII consistent with the Company's status as a real estate investment trust. Masscap is a wholly-owned subsidiary of Transco Realty Trust which is a 46% shareholder of the Company. CII files a separate tax return and its operations are not part of the REIT tax return.

Courtland Bayshore Rawbar, LLC ("CBSRB"). This Florida limited liability company is wholly owned by CII. CBSRB owns a 50% interest in Bayshore Rawbar, LLC ("BSRB") which operates the outdoor Monty's restaurant. The other 50% owner of BSRB is The Christoph Family Trust ("CFT"), an unrelated entity.

HMG Bayshore, LLC ("HMGBS"). This Florida limited liability company owns a 50% interest in the real property and marina operations of Bayshore Landing, LLC ("BSL"). HMGBS and the CFT formed BSL for the purposes of acquiring and operating the Monty's property in Coconut Grove, Florida.

CII Spa, LLC ("CIISPA"). This Florida single-member limited liability company was formed in 2004 and is wholly-owned by CII. CIISPA owns a 50% interest in Grove Spa, LLC ("GS"), as discussed below.

In September 2004 the Company entered into an agreement with Noble House Associates, LLC ("NHA"), an affiliate of the Company's tenant at its Grove Isle property (Westgroup Grove Isle Associates, Ltd., or "Westgroup"), for the purpose of developing and operating on the Grove Isle property a commercial project consisting of a first class spa, together with related improvements and amenities (the "Grove Isle Spa"). A wholly-owned subsidiary of the Company, CIISPA and NHA formed a Delaware limited liability company. GS is owned 50% by CIISPA and 50% by NHA. Grove Isle Spa was developed by GS and is sub-leased from Westgroup.

Grove Isle Associates, Ltd. ("GIA"). This limited partnership (owned 85% by the Company and 15% by CII) is the landlord of a luxury resort with a 50-room, hotel and private club facility located on approximately 7 acres of a private island in Coconut Grove, Florida known as Grove Isle. The tenant-operator of Grove Isle is Noble House Resorts, a national operator of resorts in the U.S.

Grove Isle Yacht Club Associates ("GIYCA"). This partnership (wholly-owned by CII) was the developer of the 85 boat slips located at Grove Isle of which the Company owns six as of December 31, 2006. All other slips are privately owned. Grove Isle Marina, Inc. a wholly-owned subsidiary of GIYCA, operates all aspects of the Grove Isle marina.

South Bayshore Associates ("SBA"). This is a 75% owned joint venture wherein the major asset is a receivable from the Company's 46% shareholder, Transco Realty Trust.

260 River Corp ("260"). This is a wholly-owned corporation which owns a 70% interest in a vacant retail store location in Montpelier, Vermont.

Courtland/Key West, Inc. ("CKWI"). This Florida corporation was formed in December 1999 and is wholly-owned by CII. As of December 31, 2006 CKWI owned a 10% interest in a limited liability company (Monty's Key West, LLC) which owned and operated a restaurant in Key West, Florida. CKWI (as of December 31, 2006) held a \$1 million promissory note due from the principal owner of Monty's Key West, LLC. In February 2007 the restaurant was sold and CKWI was repaid its \$1 million loan plus accrued interest. As a result of the sale CKWI wrote off its 10% equity interest in the restaurant which had a carrying value of \$500,000.

The Grove Towne Center - Texas, Ltd ("TGTC"). This partnership was wholly-owned by the Company. The sole asset of the partnership (3 acres of undeveloped land located in suburban Houston, Texas) was sold in 2006 and this entity was dissolved.

HMG - Fieber Associates ("Fieber"). This entity was a 70% owned joint venture wherein the major asset was a retail store located in the Kingston, New York which was sold in August 2005. This joint venture was dissolved in 2006.

Preparation of Financial Statements. The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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 financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Income Taxes. The Company's 95%-owned subsidiary, CII, files a separate income tax return and its operations are not included in the REIT's income tax return. The Company accounts for income taxes in accordance with Statement of Financial Accounting Standards (SFAS) No. 109, "Accounting for Income Taxes". SFAS No. 109 requires a Company to use the asset and liability method of accounting for income taxes. Under this method, deferred income taxes are recognized for the tax consequences of "temporary differences" by applying enacted statutory tax rates applicable to future years to differences between the financial statement carrying amounts and the tax bases of existing assets and liabilities. Under SFAS No. 109, the effect on deferred income taxes of a change in tax rates is recognized in income in the period that includes the enactment date. Deferred taxes only pertain to CII. The Company (excluding CII) qualifies as a real estate investment trust and distributes its taxable ordinary income to stockholders in conformity with requirements of the Internal Revenue Code and is not required to report deferred items due to its ability to distribute all taxable income. In addition, net operating losses can be carried forward to reduce future taxable income but cannot be carried back. Distributed capital gains on sales of real estate as they relate to REIT activities are not subject to taxes; however, undistributed capital gains are taxed as capital gains. State income taxes are not significant.

Depreciation and Amortization. Depreciation of properties held for investment is computed using the straight-line method over the estimated useful lives of the properties, which range up to 39.5 years. Deferred mortgage and leasing costs are amortized over the shorter of the respective term of the related indebtedness or life of the asset. Depreciation and amortization expense for the years ended December 31, 2006 and 2005 was approximately \$1,157,000 and \$928,000, respectively. The Grove Isle yacht slips are being depreciated on a straight-line basis over their estimated useful life of 20 years. The Monty's marina is being depreciated on a straight-line basis over its estimated useful life of 15 years.

Fair Value of Financial Instruments. The carrying value of financial instruments including other receivables, notes and advances due from related parties, accounts payable and accrued expenses and mortgages and notes payable approximate their fair values at December 31, 2006 and 2005, due to their relatively short terms or variable interest rates.

Marketable Securities. The entire marketable securities portfolio is classified as trading consistent with the Company's overall investment objectives and activities. Accordingly, all unrealized gains and losses on the Company's marketable securities investment portfolio are included in the consolidated statements of comprehensive income.

Gross gains and losses on the sale of marketable securities are based on the first-in first-out method of determining cost.

Marketable securities from time to time are pledged as collateral pursuant to broker margin requirements. At December 31, 2006 there are no margin balances outstanding. As of December 31, 2005 there was approximately \$1.2 million of margin balances payable to brokers.

Notes and other receivables. Management periodically performs a review of amounts due on its notes and other receivable balances to determine if they are impaired based on factors affecting the collectibility of those balances. Management's estimates of collectibility of these receivables requires management to exercise significant judgment about the timing, frequency and severity of collection losses, if any, and the underlying value of collateral, which may affect recoverability of such receivables. As of December 31, 2006 and 2005, there were no receivables that required an allowance.

Equity investments. Investments in which the Company does not have a majority voting or financial controlling interest but has the ability to exercise influence are accounted for under the equity method of accounting, even though the Company may have a majority interest in profits and losses.

The Company generally has no voting or financial controlling interests in its other investments which include entities that invest venture capital funds in growth oriented enterprises. These other investments are carried at cost less adjustments for other than temporary declines in value.

Comprehensive Income (Loss). The Company reports comprehensive income (loss) in the consolidated statements of changes in stockholders' equity. Comprehensive income (loss) is the change in equity from transactions and other events from nonowner sources. Comprehensive income (loss) includes net income (loss) and other comprehensive income (loss). For the year ended December 31, 2006 and 2005 comprehensive income consisted of unrealized gain from interest rate swap agreement of approximately \$110,000 and \$156,000, respectively.

(Loss) earnings per common share. Net (loss) income per common share (basic and diluted) is based on the net income divided by the weighted average number of common shares outstanding during each year. Diluted net (loss) income per share includes the dilutive effect of options to acquire common stock. Common shares outstanding include issued shares less shares held in treasury. The Company does not have any potentially dilutive shares because net losses were reported in all periods presented.

Gain on Sales of Properties. Gain on sales of properties is recognized when the minimum investment requirements have been met by the purchaser and title passes to the purchaser. Furthermore, gain on sales of properties has been reduced, where applicable, by minority partners' interest in the loss of approximately \$36,000 for the year ended December 31, 2005 and adviser's incentive fees of approximately \$28,000 and \$34,000 for the years ended December 31, 2006 and 2005, respectively.

Cash and Cash Equivalents. For purposes of the consolidated statements of cash flows, the Company considers all highly liquid investments with an original maturity of three months or less to be cash and cash equivalents.

Concentration of Credit Risk. Financial instruments that potentially subject the Company to concentration of credit risk are cash and cash equivalent deposits in excess of federally insured limits, marketable securities, other receivables and notes and mortgages receivable.

Derivative Instruments.

The Company may or may not use derivative instruments to reduce interest rate risk. The Company has established policies and procedures for risk assessment and the approval, reporting and monitoring of derivative instruments. The Company does not hold derivative instruments for trading purposes.

Interest rate swap contracts designated and qualifying as cash flow hedges are reported at fair value. The gain or loss on the effective portion of the hedge initially is included as a component of other comprehensive income and is subsequently reclassified into earnings when interest on the related debt is paid.

Inventories. Inventories consist solely of food and beverage and are stated at the lower of cost or market. Cost is determined on a first-in, first-out basis.

Intangible Assets. Intangible assets consist primarily of goodwill and deferred loan costs. Goodwill is carried at historical cost if its estimated fair value is greater than its carrying value. However, if its estimated fair value is less than the carrying amount, goodwill is reduced to its estimated fair value through an impairment charge to the consolidated statements of comprehensive income.

Deferred loan costs are amortized over the life of the loan using the effective interest rate method.

Reclassifications. Certain amounts in the prior year's consolidated financial statements have been reclassified to conform to the current year's presentation.

Minority Interest. Minority interest represents the minority partners' proportionate share of the equity of the Company's majority owned subsidiaries. A summary of minority interest for the years ended December 31, 2006 and 2005 is as follows:

	2006	2005
Minority interest balance at beginning of year	\$ 2,675,000	\$ 2,838,000
Minority partners' interest in operating losses of consolidated subsidiaries	(531,000)	(350,000)
Minority partners' interest in net losses on sales of properties of consolidated subsidiaries	-	(36,000)
Net contributions from minority partners	873,000	54,000
Unrealized gain on interest rate swap agreement	110,000	156,000
Other	-	13,000
Minority interest balance at end of year	\$ 3,127,000	\$ 2,675,000

Revenue Recognition. The Company is the lessor of various real estate properties. All of the lease agreements are classified as operating leases and accordingly all rental revenue is recognized as earned based upon total fixed cash flow over the initial term of the lease, using the straight line method. Percentage rents are based upon tenant sales levels for a specified period and are recognized on the accrual basis, based on the lessee's monthly sales. Reimbursed expenses for real estate taxes, common area maintenance, utilities and insurance are recognized in the period in which the expenses are incurred, based upon the provisions of the tenant's lease.

In addition to base rent, the Company may receive participation rent consisting of a portion of the tenant's operating surplus, as defined in the lease agreement. Participation rent is due at end of each lease year and recognized when earned. Revenues earned from restaurant and marina operations are in cash or cash equivalents with an insignificant amount of customer receivables.

Impairment of Long-Lived Assets. The Company periodically reviews the carrying value of its properties and long-lived assets in relation to historical results, current business conditions and trends to identify potential situations in which the carrying value of assets may not be recoverable. If such reviews indicate that the carrying value of such assets may not be recoverable, the Company would estimate the undiscounted sum of the expected future cash flows of such assets or analyze the fair value of the asset, to determine if such sum or fair value is less than the carrying value of such assets to ascertain if a permanent impairment exists. If a permanent impairment exists, the Company would determine the fair value by using quoted market prices, if available, for such assets, or if quoted market prices are not available, the Company would discount the expected future cash flows of such assets and would adjust the carrying value of the asset to fair value.

Recent Accounting Pronouncements.

In February 2007, the FASB issued SFAS No. 159, The Fair Value Option for Financial Assets and Financial Liabilities. SFAS No. 159 permits entities to choose to measure eligible financial instruments at fair value. The unrealized gains and losses on items for which the fair value option has been elected should be reported in earnings. The decision to elect the fair value options is determined on an instrument by instrument basis, it should be applied to an entire instrument, and it is irrevocable. Assets and liabilities measured at fair value pursuant to the fair value option should be reported separately in the balance sheet from those instruments measured using another measurement attribute. SFAS No. 159 is effective as of the beginning of the first fiscal year that begins after November 15, 2007. The Company is currently analyzing the potential impact of adoption of SFAS No. 159 to its consolidated financial statements.

In September 2006, the Securities and Exchange Commission (“SEC”) issued Staff Accounting Bulletin (“SAB”) No. 108, Considering the Effects of Prior Year Misstatements when Quantifying Misstatements in Current Year Financial Statements . SAB 108 provides guidance on the consideration of effects of the prior year misstatements in quantifying current year misstatements for the purpose of a materiality assessment. The SEC staff believes registrants must quantify errors using both a balance sheet and income statement approach and evaluate whether either approach results in quantifying a misstatement that, when all relevant quantitative and qualitative factors are considered, is material. SAB 108 was effective for the first annual period ending after November 15, 2006 with early application encouraged. The Company adopted the provisions of SAB 108 on December 31, 2006 and the impact of adoption was not material to its consolidated financial statements.

In September 2006, the FASB issued SFAS No. 157, Fair Value Measurements , (“SFAS 157”). SFAS 157 defines fair value, establishes a framework for measuring fair value in generally accepted accounting principles and expands disclosures about fair value measurements. SFAS 157 is effective for financial statements issued for fiscal years beginning after November 15, 2007 and interim periods within those fiscal years. The Company does not anticipate adoption of this standard will have a material impact on its consolidated financial statements.

In June 2006, the FASB issued Interpretation No. 48, Accounting for Uncertainty in Income Taxes-an interpretation of SFAS 109, (“FIN 48”). FIN 48 provides interpretive guidance for the financial statement recognition and measurement of a tax position taken or expected to be taken in a tax return. FIN 48 is effective for fiscal years beginning after December 15, 2006. The Company is reviewing the impact of adopting FIN No. 48 but does not anticipate that the impact will be material to its consolidated financial statements.

In March 2006, the FASB issued SFAS No. 156, Accounting for Servicing of Financial Assets , which will be effective for fiscal years that begin after December 15, 2006. This statement amends SFAS 140, Accounting for Transfers and Servicing of Financial Assets and Extinguishments of Liabilities, a replacement of FASB Statement 125, or SFAS 140 , regarding (1) the circumstances under which a servicing asset or servicing liability must be recognized, (2) the initial and subsequent measurement of recognized servicing assets and liabilities, and (3) information required to be disclosed relating to servicing assets and liabilities. The Company does not anticipate adoption of this standard will have a material impact on its consolidated financial statements.

In February 2006, the FASB issued SFAS No. 155, Accounting for Certain Hybrid Financial Instruments, which will be effective for fiscal years that begin after December 15, 2006. This statement amends SFAS No. 133, Accounting for Derivative Instruments and Hedging Activities, to narrow the scope exception for interest-only and principal-only strips on debt instruments to include only such strips representing rights to receive a specified portion of the contractual interest or principal cash flows. SFAS 155 also amends SFAS 140 to allow qualifying special-purpose entities to hold a passive derivative financial instrument pertaining to beneficial interests that itself is a derivative financial instrument. The Company does not anticipate adoption of this standard will have a material impact on its consolidated financial statements.

In May 2005, the FASB issued SFAS No. 154, Accounting Changes and Error Corrections, which was adopted effective January 1, 2006. This statement addresses the retrospective application of such changes and corrections and will be followed if and when necessary. Adoption of this standard did not have a material impact on the Company’s consolidated financial statements.

2. INVESTMENT PROPERTIES

The components of the Company's investment properties and the related accumulated depreciation information follow:

		December 31, 2006		
	Cost	Accumulated Depreciation		Net
<u>Commercial Properties:</u>				
Monty's restaurant and retail mall (Coconut Grove, FL) - Building & Improvements (1)	\$ 5,685,946	\$ 278,605		\$ 5,407,341
Monty's restaurant and retail mall (Coconut Grove, FL) - furniture, fixtures and equipment (F,F &E) (1)	1,293,570	201,059		1,092,511
Corporate Office - (Coconut Grove, FL) - Building	640,186	166,716		473,470
Corporate Office - (Coconut Grove, FL) - Land	325,000	-		325,000
Other (Montpelier, Vermont) - Buildings	52,000	52,000		-
Other (Montpelier, Vermont) - Land	87,535	-		87,535
	8,084,237	698,380		7,385,857
<u>Commercial Properties- Construction in Progress:</u>				
Monty's restaurant and retail mall (Coconut Grove, FL) (1)	239,166	-		239,166
	239,166	-		239,166
<u>Grove Isle Hotel, club and spa facility (Coconut Grove, FL):</u>				
Land	1,338,518	-		1,338,518
Hotel and club building and improvements	6,819,032	5,078,618		1,740,414
Spa building and improvements	2,255,931	192,143		2,063,788
Spa F, F & E	426,662	135,882		290,780
	10,840,143	5,406,643		5,433,500
<u>Marina Properties (Coconut Grove, FL):</u>				
Monty's marina - 132 slips and improvements (1)	3,465,478	439,420		3,026,058
Grove Isle marina (6 slips company owned, 79 privately owned)	367,408	348,588		