

Edgar Filing: PGI INC - Form 10QSB

PGI INC
Form 10QSB
November 14, 2007

U.S SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10 - QSB

(Mark One)

[X] QUARTERLY REPORT UNDER SECTION 13 OR 15 (d) OF THE SECURITIES
EXCHANGE ACT OF 1934

For the quarterly period ended September 30, 2007

[] TRANSITION REPORT UNDER SECTION 13 OR 15 (d) OF THE SECURITIES
EXCHANGE ACT OF 1934

For the transition period from _____ to _____

Commission File Number 1-6471

PGI INCORPORATED

(Exact name of small business issuer as specified in its charter)

FLORIDA

59-0867335

(State or other jurisdiction of incorporation)

(I.R.S. Employer Identification No.)

212 SOUTH CENTRAL, SUITE 100, ST. LOUIS, MISSOURI 63105

(Address of principal executive offices)

(314) 512-8650

(Issuer's telephone number)

N/A

(Former Name, Former Address and Former Fiscal year, if changed since
last report)

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 X No

Indicate by check mark whether the registrant is a shell company (as
defined in Rule 12b-2 of the Exchange Act).

Yes No X

Edgar Filing: PGI INC - Form 10QSB

State the number of shares outstanding of each of the issuer's classes of common equity, as of the latest practicable date: As of November 12, 2007, there were 5,317,758 shares of the issuer's common stock, \$.10 par value per share, outstanding.

Transitional Small Business Disclosure Format (Check one):

Yes No X
----- -----

1

PGI INCORPORATED AND SUBSIDIARIES

Form 10 - QSB

For the Quarter Ended September 30, 2007

Table of Contents

PART I

Financial Information

- Item 1. Financial Statements
 Condensed Consolidated Statements of Financial Position
 September 30, 2007 (Unaudited) and December 31, 2006

 Condensed Consolidated Statements of Operations (Unaudited)
 Three and Nine Months Ended September 30, 2007 and 2006

 Condensed Consolidated Statements of Cash Flows (Unaudited)
 Nine Months Ended September 30, 2007 and 2006

 Notes to Consolidated Financial Statements (Unaudited)
- Item 2. Management's Discussion and Analysis or
 Plan of Operation
- Item 3. Controls and Procedures

PART II

Other Information

- Item 1. Legal Proceedings
- Item 2. Unregistered Sales of Equity Securities and Use of Proceeds
- Item 3. Defaults Upon Senior Securities

Edgar Filing: PGI INC - Form 10QSB

- Item 4. Submission of Matters to a Vote of Security Holders
- Item 5. Other Information
- Item 6. Exhibits

SIGNATURE

EXHIBIT INDEX

2

- PART I FINANCIAL INFORMATION
- Item 1. Financial Statements

PGI INCORPORATED AND SUBSIDIARIES
CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
(\$ in thousands)

	September 30, 2007 ---- (Unaudited)
ASSETS	
Cash and cash equivalents	\$ 10
Restricted cash	5
Receivables	894
Land and improvement inventories	639
Other assets	179

	\$ 1,727
	=====
LIABILITIES	
Accounts payable & accrued expenses	\$ 109
Accrued real estate taxes	13
Accrued interest:	
Primary Lender	89
Debentures	30,399
Other	2,538
Credit Agreements -	
Primary lender	500
Notes payable	1,198
Subordinated debentures payable	9,059
Convertible debentures payable	1,500

	\$45,405
	=====

STOCKHOLDERS' DEFICIENCY

Preferred stock, par value \$1.00 per share;

Edgar Filing: PGI INC - Form 10QSB

authorized 5,000,000 shares; 2,000,000 Class A cumulative convertible shares issued and outstanding; (liquidation preference of \$8,000,000 and cumulative dividends)	2,000
Common stock, par value \$.10 per share; authorized 25,000,000 shares; 5,317,758 shares issued and outstanding	532
Paid in capital	13,498
Accumulated deficit	(59,708)

	(43,678)

	\$ 1,727
	=====

See accompanying notes to condensed consolidated financial statements.

3

Part I Financial Information (Continued)

PGI INCORPORATED AND SUBSIDIARIES
CONDENSED CONSOLIDATED STATEMENTS OF OPERATIONS
(\$ in thousands, except per share data)
(Unaudited)

	Three Months Ended		Nine
	September 30, 2007 ----	September 30, 2006 ----	September 3 2007 ----
REVENUES			
Real Estate Sales	\$ -	\$ -	\$ 30
Interest Income	22	22	65
Other Income	-	313	1
	-----	-----	-----
	22	335	96
	-----	-----	-----
COSTS AND EXPENSES			
Cost of Real Estate Sales	\$ -	\$ -	\$ 5
Interest	918	832	2,685
Taxes & Assessments	5	4	17
Consulting & Accounting	9	11	30
Legal & Professional	1	14	100
General & Administrative	14	13	43
	-----	-----	-----
	947	874	2,880
	-----	-----	-----
NET (LOSS)	\$ (925)	\$ (539)	\$ (2,784)
	=====	=====	=====

Edgar Filing: PGI INC - Form 10QSB

NET (LOSS) PER SHARE (*)

\$ (.20)
=====

\$ (.13)
=====

\$ (.61)
=====