

TEJON RANCH CO

Form 10-Q

November 06, 2018

UNITED STATES

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 10-Q

(Mark One)

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

For the quarterly period ended September 30, 2018

Or

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

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

Commission File Number: 1-7183

TEJON RANCH CO.

(Exact name of

Registrant as specified in

its charter)

Delaware 77-0196136

(State or other jurisdiction of (IRS Employer  
incorporation or organization) Identification No.)

P.O. Box 1000, Tejon Ranch, California 93243

(Address of principal executive offices)

Registrant's telephone number, including area code: (661) 248-3000

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes  No

Indicate by check mark whether the registrant has submitted electronically every Interactive Data File required to be submitted pursuant to Rule 405 of Regulation S-T during the preceding 12 months (or for such shorter period that the registrant was required to submit such files). Yes  No

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

Large accelerated filer  Accelerated filer

Non-accelerated filer  Smaller reporting company

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

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

Yes  No

The number of the Company's outstanding shares of Common Stock on October 31, 2018 was 25,967,829.

TEJON RANCH CO. AND SUBSIDIARIES  
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## PART I - FINANCIAL INFORMATION

## ITEM 1. FINANCIAL STATEMENTS

TEJON RANCH CO. AND SUBSIDIARIES  
UNAUDITED CONSOLIDATED STATEMENTS OF OPERATIONS

(In thousands, except per share amounts)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	2018	2017	2018	2017
Revenues:				
Real estate - commercial/industrial	\$2,445	\$2,432	\$6,788	\$6,704
Mineral resources	1,355	1,142	11,986	4,662
Farming	10,836	7,466	12,573	9,398
Ranch operations	796	868	2,624	2,809
Total revenues	15,432	11,908	33,971	23,573
Costs and Expenses:				
Real estate - commercial/industrial	1,678	1,315	4,385	4,960
Real estate - resort/residential	471	271	1,319	1,401
Mineral resources	574	528	5,400	2,381
Farming	6,541	7,921	9,570	10,502
Ranch operations	1,353	1,153	4,090	4,107
Corporate expenses	2,100	2,223	7,296	7,342
Total expenses	12,717	13,411	32,060	30,693
Operating income (loss)	2,715	(1,503 )	1,911	(7,120 )
Other Income:				
Investment income	351	91	980	289
Other loss, net	(16 )	(2 )	(40 )	(291 )
Total other income (loss)	335	89	940	(2 )
Income (loss) from operations before equity in earnings of unconsolidated joint ventures	3,050	(1,414 )	2,851	(7,122 )
Equity in earnings of unconsolidated joint ventures, net	1,592	1,724	2,411	3,512
Income (loss) before income tax expense	4,642	310	5,262	(3,610 )
Income tax expense (benefit)	1,155	336	1,333	(1,468 )
Net income (loss)	3,487	(26 )	3,929	(2,142 )
Net loss attributable to non-controlling interest	(1 )	(4 )	(19 )	(42 )
Net income (loss) attributable to common stockholders	\$3,488	\$(22 )	\$3,948	\$(2,100)
Net income (loss) per share attributable to common stockholders, basic	\$0.13	\$—	\$0.15	\$(0.10 )
Net income (loss) per share attributable to common stockholders, diluted	\$0.13	\$—	\$0.15	\$