



NATIONAL HOUSING AUTHORITY
STATEMENT OF CHANGES IN EQUITY
For the Year Ended December 31, 2013
(With Comparative Figures to December 31, 2012)

	2013	2012
CAPITAL STOCK		
Balance at beginning of year	2,893,406,770.09	2,893,406,770.09
Additions/deductions	-	-
Balance at end of year	<u>2,893,406,770.09</u>	<u>2,893,406,770.09</u>
DONATED/MISCELLANEOUS CAPITAL		
Balance at beginning of year	3,611,123,486.99	9,637,577,932.07
Turned-over properties	187,831,185.86	62,955,900.92
Joint venture projects	-	37,820,160.00
Reclassified to Appraisal Capital	-	(6,127,219,011.50)
Adjustments	-	(11,494.50)
Balance at end of year	<u>3,798,954,672.85</u>	<u>3,611,123,486.99</u>
APPRAISAL CAPITAL		
Balance at beginning of year	6,127,219,011.50	6,127,219,011.50
Smokey Mountain Reclamation Project	50,297,280.00	-
Balance at end of year	<u>6,177,516,291.50</u>	<u>6,127,219,011.50</u>
RETAINED EARNINGS		
Balance at beginning of year	30,446,380,790.23	28,243,227,440.51
Net Income	10,261,120,182.07	3,714,439,900.19
Revaluation Surplus	1,543,659,912.51	800,328,879.79
Prior Years' Adjustments	270,840,685.64	(2,269,182,515.12)
Dividends for the year	(195,573,357.32)	(42,432,915.14)
Balance at end of year	<u>42,326,428,213.13</u>	<u>30,446,380,790.23</u>
	<u>55,196,305,947.57</u>	<u>43,078,130,058.81</u>