



IOWA FINANCE
AUTHORITY

Asset Management Portal Guide

Overview

- The online asset management portal was launched in the Fall of 2014. The portal:
 - Allows property managers and owners the ability to upload occupancy and financial data for reporting.
 - Builds framework for identifying risks/issues early.
 - Provides the ability to gain knowledge to be used for other IFA functions like the LIHTC QAP and identifies factors contributing to successful projects.



Login


- The asset management portal uses the same username as your Certification Portal (CP) account.
- If you do not have a CP account, please contact Tim Morlan or Derek Folden.
- The login page can be found at:

<https://am.iowafinance.com/login.aspx>

Login Screenshot

The screenshot shows a web browser window with the URL <https://iowafinanceauthority.iowa.gov/secure>. The page title is "AM - Asset Management" and the Iowa Finance Authority logo is visible in the top left. The main content area contains a welcome message and a login form.

AM - Asset Management Iowa Finance Authority


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Welcome! You must have an account with us in order to use the Asset Management system.

Please enter your Username and Password below to log on.

User Name:

Password:

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Password Reset

Due to the recent change in applications from Certification Online (COL) to the Certification Portal (CP) as of 7-1-2020, the login into the Asset Management Portal (AM) is requiring a password reset. Please do the following:

- 1) Log into CP at <https://cp.iowafinance.com/> and right click on your name to get into “My Account”. Verify your email address is correct. Change if it isn’t correct and wait 10 minutes for the applications to update.
- 2) Go to the AM website at <https://am.iowafinance.com/login.aspx> and click on “forgot password”. Enter your User Name and email address and click “submit”. You will receive an email with a temporary password. Log into AM with your temporary password and you will be asked to set up a new password which can be the same one that is used for CP. Note that the password in each application will need to be maintained separately.

Project List

- After you log in, you will see the list of projects assigned to your CP account.
- The project list can be sorted or you can search for a project.
- Select a project by clicking on the project name.

Project List Screenshot

Search Criteria

Name: Project ID: Address: Management Company Name:

Check to show all properties where data for the current quarter has not been submitted. Check to show all properties with TCAP. Check to show all properties with 1602.

Select project to manage

Record Count: 4 Page 1 of 1

Name	Project Number	Management Company	Address	Unit Count	Project Type	Financials Submitted	Q1 Occ Submitted	Q2 Occ Submitted	Q3 Occ Submitted	Q4 Occ Submitted
AM TEST 1	AM TEST 1	ASSET MANAGEMENT	2015 Grand Avenue Des Moines, IA 50312	60	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AM TEST 2	AM TEST 2	ASSET MANAGEMENT	2015 Grand Avenue Des Moines, IA 50312	50	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AM TEST 3	AM TEST 3	ASSET MANAGEMENT	2015 Grand Avenue Des Moines, IA 50312	40	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AM TEST 4	AM TEST 4	ASSET MANAGEMENT	2015 Grand Avenue Des Moines, IA 50312	75	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Project Options

- The project options page includes links to input occupancy data and financial data.
- The project options page also uploads and stores annual financial statements.
- Some projects will also be required to upload insurance certificates, quarterly financial statements, operating budgets, and tax returns.

Project Options Screenshot

Browser: https://iowafinanceauthority.iowa.gov/secure/ Asset Management (AM)

AM - Asset Management Iowa Finance Authority

Log Out Public Welcome ASSETMGMT!

Project Options

AM TEST 1 Data Submittal

[Enter Occupancy Data](#)
[Enter Financial Data](#)

Submissions

Year:

Action	Submission Type	Project Type	Year	Due Date
<input type="button" value="Submit"/>	2014 Annual Financials	Other	2014	
<input type="button" value="Submit"/>	2015 Annual Financials	Other	2015	

Documents

Record Count: 2 Page 1 of 1

Title	Project Type	Fiscal Year	Document Type	Date Type	Date	Due Date	
2013 Annual Financials	Other	2013	Annual Audit	Effective Date	11/19/2014		Remove
AM Test 1 2013 Audit	N/A	N/A	Annual Audit	Effective Date	12/31/2013		Remove

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Occupancy Data

- Occupancy data is required to be reported by all projects, including non-LIHTC projects with IFA Multifamily or HOME loans.
- The occupancy data page records monthly occupancy of the project.
- For each month, enter the total number of units *occupied* on the last day of the month.
- Data should be entered within 30 days of the end of each quarter.
- Click “save” to save and return to the project options page.

Occupancy Data Screenshot

The screenshot shows a web browser window with the URL <https://iowafinanceauthority.iowa.gov/secure>. The page title is "AM - Asset Management" and the Iowa Finance Authority logo is visible. The user is logged in as "ASSETMGMT!". The main content area is titled "AM TEST 1 Occupancy Data Submittal" and shows a table of occupancy data for 60 units from July 2014 to June 2015. The data is as follows:

Month	Occupancy
July 31, 2014:	57
August 31, 2014:	60
September 30, 2014:	50
October 31, 2014:	55
November 30, 2014:	55
December 31, 2014:	55
January 31, 2015:	54
February 28, 2015:	55
March 31, 2015:	57
April 30, 2015:	57
May 31, 2015:	
June 30, 2015:	

At the bottom of the table are "Save" and "Cancel" buttons. The footer of the page reads "© Copyright 2015 Iowa Finance Authority | All Rights Reserved".

Financial Data

- Financial data and audit submissions are required for all projects with IFA Multifamily or HOME loans. It is also required for all LIHTC projects that were awarded after 1998.
- The financial data page has 10 fields to be completed annually.
- The financial data should be taken directly from the project's annual audited financial statement.
- Hover your mouse over the “?” for hints on what is needed for each field.
- Click “save” to save and return to the project options page.

Financial Data Screenshot

Browser: <https://iowafinanceauthority.iowa.gov/secure> Asset Management (AM)

AM - Asset Management Iowa Finance Authority

Log Out Public Welcome ASSETMGMT!

AM TEST 1 Financial Data Submittal

2014 Annual Financials

2014 Replacement Reserve Balance:	<input type="text" value="\$120,079"/>	?
2014 Operating Reserve Balance:	<input type="text" value="\$28,438"/>	?
2014 Total Income:	<input type="text" value="\$428,700"/>	?
2014 Total Expense:	<input type="text" value="\$274,633"/>	?
2014 Interest Expense:	<input type="text" value="\$0"/>	?
2014 Depreciation Expense:	<input type="text" value="\$0"/>	?
2014 Amortization Expense:	<input type="text" value="\$0"/>	?
2014 Current Year Deposits to Replacement Reserves:	<input type="text" value="\$15,600"/>	?
2014 Must Pay Debt Service:	<input type="text" value="\$33,490"/>	?

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Document Submissions

- From the project options page, click “Submit” to upload a financial statement or document.
- Click “Select” to browse your computer for a file.
- The “effective date” should be the reporting end date for annual financials, quarterly financials, operating budgets, and tax returns (i.e. 12-31-15 for 2015 annual financials). The effective date for insurance certificates should be the expiration date.
- Click “Upload Document”.
- The document will appear in the list on the bottom of the page.

Document Submissions Screenshot

The screenshot shows the Iowa Finance Authority Asset Management (AM) web application. The browser address bar displays <https://iowafinanceauthority.iowa.gov/secure/>. The page title is "AM - Asset Management" and the user is logged in as "Public". The page content is organized into sections:

- Project Options**: Contains a sub-section "AM TEST 1 Data Submittal" with links for "Enter Occupancy Data" and "Enter Financial Data".
- Submissions**: Includes a "Year" dropdown menu set to "All Years". Below it is a form for uploading a document, with fields for "Document to Upload" (with a "Select" button) and "Effective Date" (with a calendar icon). Buttons for "Upload Document" and "Cancel" are also present.
- Documents**: Shows a table of existing documents. The table has 8 columns: Title, Project Type, Fiscal Year, Document Type, Date Type, Date, Due Date, and a "Remove" link. Two records are listed.

Record Count: 2 Page 1 of 1

Title	Project Type	Fiscal Year	Document Type	Date Type	Date	Due Date	
2013 Annual Financials	Other	2013	Annual Audit	Effective Date	11/19/2014		Remove
AM Test 1 2013 Audit	N/A	N/A	Annual Audit	Effective Date	12/31/2013		Remove

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