

# Certified Manager of Community Associations (CMCA) Practice Exam (Sample)

## Study Guide



**Everything you need from our exam experts!**

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# Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

**Remember:** successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

# How to Use This Guide

**This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:**

## **1. Start with a Diagnostic Review**

**Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.**

## **2. Study in Short, Focused Sessions**

**Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.**

## **3. Learn from the Explanations**

**After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.**

## **4. Track Your Progress**

**Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.**

## **5. Simulate the Real Exam**

**Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.**

## **6. Repeat and Review**

**Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.**

**There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!**

## Questions

- 1. In property insurance, what does 'agreed amount' generally refer to?**
  - A. The market value at the time of the loss**
  - B. A predetermined limit of coverage agreed upon by both parties**
  - C. The highest possible payout by the insurer**
  - D. The minimum required coverage amount**
- 2. What does a default indicate in a contractual agreement?**
  - A. Successful completion of work**
  - B. Fulfillment of all terms**
  - C. Failure to fulfill the terms of the contract**
  - D. Agreement on contract modifications**
- 3. What is the purpose of an assignability provision?**
  - A. To define payment terms**
  - B. To outline dispute resolution processes**
  - C. To restrict assignment of obligations without consent**
  - D. To detail the scope of work**
- 4. What does a majority vote signify in an election?**
  - A. Less than half of the total votes**
  - B. A tie in the voting results**
  - C. Over 50% of the votes needed to win**
  - D. The total number of proxies submitted**
- 5. What happens during Chapter 7 bankruptcy proceedings?**
  - A. Creditors receive payments over a long time**
  - B. Assets are liquidated to pay creditors as much as possible**
  - C. Owners retain all assets and debts are forgiven**
  - D. It primarily affects corporate entities only**

- 6. What designation program was established by CAI for community managers and board members?**
- A. Certified Financial Planner**
  - B. Reserve Specialist**
  - C. Community Association Manager**
  - D. Real Estate Broker**
- 7. How can a Site Visit Report aid in budget preparation?**
- A. By assessing property value increases**
  - B. By summarizing maintenance needs for financial planning**
  - C. By reviewing tenant satisfaction levels**
  - D. By outlining leasing strategies**
- 8. What is the role of utility payments in mandatory line items?**
- A. They are optional expenses for the community**
  - B. They represent essential services that must be accounted for**
  - C. They are often ignored in budget planning**
  - D. They are primarily for aesthetic improvements**
- 9. What is the general purpose of an Analysis Sheet in property management?**
- A. To collect financial reports**
  - B. To analyze performance issues**
  - C. To summarize property data and condition**
  - D. To list available properties**
- 10. In property management, who primarily utilizes the information gathered in a Prospective Bidder's Questionnaire?**
- A. The services staff**
  - B. The property owner**
  - C. The project manager**
  - D. The bidding contractors**



## **Answers**

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1. B
2. C
3. C
4. C
5. B
6. C
7. B
8. B
9. C
10. C

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## **Explanations**

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**1. In property insurance, what does 'agreed amount' generally refer to?**

- A. The market value at the time of the loss**
- B. A predetermined limit of coverage agreed upon by both parties**
- C. The highest possible payout by the insurer**
- D. The minimum required coverage amount**

The term 'agreed amount' in property insurance specifically refers to a predetermined limit of coverage that has been mutually accepted by both the insurer and the insured at the outset of the policy. This agreement establishes the maximum amount that the insurer will pay in the event of a loss, ensuring that both parties are clear about the coverage expectations. This clarity can help avoid disputes during the claims process since the amount is set beforehand, allowing for smoother transactions and fewer misunderstandings. While the other options present various insurance concepts, they do not accurately define 'agreed amount.' The market value at the time of loss can fluctuate and may differ from the agreed-upon amount, thus it does not serve as a fixed parameter. The highest possible payout by the insurer might refer to other coverage types or policies but does not encapsulate the essence of an 'agreed amount.' Similarly, the minimum required coverage amount typically relates to legal or lender stipulations, which is distinct from the mutual agreement on coverage limits that defines the 'agreed amount' concept.

**2. What does a default indicate in a contractual agreement?**

- A. Successful completion of work**
- B. Fulfillment of all terms**
- C. Failure to fulfill the terms of the contract**
- D. Agreement on contract modifications**

In the context of a contractual agreement, a default signifies that one of the parties involved has failed to uphold their obligations as outlined in the terms of the contract. This could refer to not performing duties, missing deadlines, or not making required payments. Recognizing that default is associated with non-compliance is crucial for assessing the health of any contractual relationship. It indicates a breach of trust and may provide the aggrieved party the right to seek remedies or compensation as specified in the contract or under prevailing laws. The other options describe positive outcomes or agreements, such as successful completion of tasks, fulfillment of obligations, or modifications to the agreement, none of which align with the implications of a default situation. Understanding this distinction is essential for effective contract management and dispute resolution within community associations.

### 3. What is the purpose of an assignability provision?

- A. To define payment terms
- B. To outline dispute resolution processes
- C. To restrict assignment of obligations without consent**
- D. To detail the scope of work

The assignability provision is typically included in contracts to address the ability to transfer rights and obligations to another party. When an assignability provision states that assignment of obligations is restricted without consent, it protects the interests of the parties involved by ensuring that one party cannot unilaterally transfer their responsibilities or rights to someone else. This provision is crucial in community management to maintain accountability and ensure that all parties fulfill their roles according to the original agreement. By requiring consent, it allows for the evaluation of the assignee's qualifications or ability to meet the obligations, thus safeguarding the community's interests. In contrast, defining payment terms, outlining dispute resolution processes, and detailing the scope of work relate to other key aspects of contract management but do not specifically address the transfer of rights and obligations, which is the essence of an assignability provision. These elements are vital in establishing financial structures, conflict resolution methods, and project expectations, but they do not focus on the implications of one party assigning its responsibilities to another.

### 4. What does a majority vote signify in an election?

- A. Less than half of the total votes
- B. A tie in the voting results
- C. Over 50% of the votes needed to win**
- D. The total number of proxies submitted

A majority vote signifies that a candidate or decision has received over 50% of the votes cast in the election. This threshold is crucial because it indicates that the choice has received the support of more than half of the voters, which is essential in democratic processes. Achieving a majority ensures that the decision reflects the preference of a significant portion of the electorate, providing legitimacy to the outcome. Understanding this concept is vital in the context of community associations, as decisions made through majority voting can impact governance, resource allocation, and the community's overall functioning. Only options that represent less than half, a tie, or an unrelated counting procedure do not meet the criteria for what constitutes a majority vote.

**5. What happens during Chapter 7 bankruptcy proceedings?**

- A. Creditors receive payments over a long time
- B. Assets are liquidated to pay creditors as much as possible**
- C. Owners retain all assets and debts are forgiven
- D. It primarily affects corporate entities only

During Chapter 7 bankruptcy proceedings, the process primarily involves the liquidation of a debtor's non-exempt assets. This means that the trustee appointed to handle the bankruptcy case will sell off the debtor's assets to generate funds. The primary goal of this liquidation process is to pay creditors as much as possible from the proceeds. After selling the assets, the funds are distributed to creditors in accordance with their priority status under bankruptcy law. This pathway is designed to provide a fresh start for individuals or businesses who are unable to meet their debt obligations. While the outcome is often that remaining unsecured debts are discharged, which relieves the debtor of personal liability for those debts, the crucial aspect of Chapter 7 is the immediate conversion of assets into cash to settle debts to creditors. In contrast, some alternatives like payment plans would allow creditors to receive payments over a timeframe, or in other cases, entities may not face liquidation. However, Chapter 7 specifically focuses on liquidating assets, making it distinct from other kinds of bankruptcy that might emphasize debt restructuring or forgiveness without asset liquidation.

**6. What designation program was established by CAI for community managers and board members?**

- A. Certified Financial Planner
- B. Reserve Specialist
- C. Community Association Manager**
- D. Real Estate Broker

The Community Association Manager designation program, established by the Community Associations Institute (CAI), focuses specifically on providing education and resources for individuals who manage community associations. This program is designed to equip community managers and board members with the necessary skills, knowledge, and tools to effectively govern and manage community associations. It covers various aspects such as property management, financial management, legal issues, and owner relations. By offering a structured approach to professional development, this designation ensures that community managers are well-prepared to address the unique challenges that arise in the management of community associations. This knowledge is crucial for fostering healthy community environments and promoting cooperative living among residents. In contrast, the other options pertain to entirely different fields or areas of expertise, such as financial planning, reserve studies for funding maintenance and repairs, and real estate transactions, which are not specifically focused on community management.

## 7. How can a Site Visit Report aid in budget preparation?

- A. By assessing property value increases
- B. By summarizing maintenance needs for financial planning**
- C. By reviewing tenant satisfaction levels
- D. By outlining leasing strategies

A Site Visit Report plays a crucial role in budget preparation primarily by summarizing maintenance needs for financial planning. During a site visit, the manager can identify areas that require repairs or upgrades, assess the condition of common facilities, and understand any immediate needs that may impact the budget. This information directly influences how much money needs to be allocated for maintenance and repairs in the upcoming budget cycle. Accurate assessments help in prioritizing expenditures and ensuring that the community has enough funds set aside to maintain property standards and enhance resident satisfaction. While the other options may provide valuable insights in different contexts, they do not focus on the immediate financial implications related to operational maintenance. Assessing property value increases and reviewing tenant satisfaction levels can be important for long-term strategic planning, while outlining leasing strategies is more relevant to occupancy and revenue generation. However, it is the understanding of maintenance needs that directly ties to financial planning and budget allocation in a community association.

## 8. What is the role of utility payments in mandatory line items?

- A. They are optional expenses for the community
- B. They represent essential services that must be accounted for**
- C. They are often ignored in budget planning
- D. They are primarily for aesthetic improvements

Utility payments serve a crucial role in budget planning for community associations, as they represent essential services that must be accounted for. These payments typically cover vital resources such as water, electricity, gas, and sometimes waste management. Failing to include utility payments in the budget could lead to significant financial issues and disruptions in services for residents. Accurate accounting for utility expenses is necessary to ensure that the community can maintain its operations and provide a standard of living that meets residents' expectations. Unlike optional or aesthetic expenses, utility payments are required expenditures that directly impact the functionality and livability of the community. In contrast, optional expenses for the community may include amenities or upgrades that can be deferred without immediate consequences. Ignoring utility payments during budgeting could create a financial shortfall. A focus on aesthetic improvements, while important for community appeal, does not align with the mandatory nature of utility payments, which are essential for daily operations.

**9. What is the general purpose of an Analysis Sheet in property management?**

- A. To collect financial reports**
- B. To analyze performance issues**
- C. To summarize property data and condition**
- D. To list available properties**

The general purpose of an Analysis Sheet in property management focuses on summarizing property data and condition. This tool compiles essential information pertaining to various aspects of a property, such as its physical attributes, maintenance needs, operational performance, and occupancy status. By organizing this data in a clear format, property managers can gain insights into how each property is performing, identify areas that may need attention, and make informed decisions regarding management strategies. An Analysis Sheet serves as a valuable resource for tracking the condition and performance of properties over time, helping to ensure that they are maintained adequately and operating efficiently. The other options, while related to property management tasks, do not reflect the primary function of an Analysis Sheet. Collecting financial reports is a different aspect of property management that focuses specifically on financial data rather than a comprehensive overview of property condition. Similarly, analyzing performance issues may be part of the data review process but is not the main purpose of the sheet. Listing available properties is also a distinct activity that relates to marketing and leasing rather than summarizing data on existing properties.

**10. In property management, who primarily utilizes the information gathered in a Prospective Bidder's Questionnaire?**

- A. The services staff**
- B. The property owner**
- C. The project manager**
- D. The bidding contractors**

The primary user of the information gathered in a Prospective Bidder's Questionnaire is typically the project manager. This document collects essential details about contractors who can potentially provide services for specific projects. The project manager is responsible for evaluating this information to determine the suitability, experience, and qualifications of bidders for the particular needs of the project. The project manager assesses the responses to ensure compliance with the project's requirements and criteria, facilitating informed decision-making regarding awarding contracts. This role requires a comprehensive understanding of the project goals and the ability to evaluate the strengths and weaknesses of each bidder based on the questionnaire data. While other individuals, such as property owners and services staff, may also have an interest in the information, it is the project manager who plays a key role in the analysis and final decision-making related to the contractors. Bidding contractors would typically rely more on the questionnaire to understand requirements rather than utilizing the information within it.



## Next Steps

**Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.**

**As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.**

**If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at [hello@examzify.com](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://cmca.examzify.com>**

**We wish you the very best on your exam journey. You've got this!**