

# Georgia Community Association Manager (CAM) License 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**

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- 1. What is the role of a lien in terms of property sales?**
  - A. It guarantees payment to contractors**
  - B. It secures borrowers' credit lines**
  - C. It assures title insurance for buyers**
  - D. It must be paid before transfer of ownership**
  
- 2. Which of the following is NOT a licensee type mentioned?**
  - A. Associate broker**
  - B. Realtor**
  - C. Broker**
  - D. Community association manager**
  
- 3. Which of the following describes the four rights of property ownership?**
  - A. Right to discard, mortgage, lease, and control**
  - B. Right to enjoy, control, dispose, and possess**
  - C. Right to improve, sell, donate, and rent**
  - D. Right to share, manage, build, and preserve**
  
- 4. What is the role of officer reports in the annual meeting agenda?**
  - A. To present the financial status of the community**
  - B. To inform members about upcoming events**
  - C. To review past social activities**
  - D. They are not included in the agenda**
  
- 5. What is the term for a person's living arrangements relative to age that is recognized by the Fair Housing Act?**
  - A. Familial Status**
  - B. Senior housing**
  - C. Housing friendly to families**
  - D. Age discrimination**

**6. What is a primary feature of cash basis accounting that differentiates it from accrual accounting?**

- A. Recognition of expenses only when invoiced**
- B. Income is recognized only when cash is received**
- C. Focus on long-term financial projections**
- D. Requires formal approval before recognizing any income**

**7. Who is referred to as the 'Top Dog of the Real Estate Ladder'?**

- A. Community Association Manager**
- B. Real Estate Broker**
- C. Real Estate Salesperson**
- D. Property Manager**

**8. What is a common requirement for restoring services in a Homeowners Association?**

- A. Paying a fee to the city**
- B. Having a zero balance**
- C. Obtaining court approval**
- D. Providing a written application**

**9. When obtaining a loan for an association, what is typically used as collateral?**

- A. A physical asset of the association**
- B. The association's income stream**
- C. A member's personal guarantee**
- D. Property deeds from all owners**

**10. What is the quorum requirement for owner meetings in a GCA and POAA?**

- A. At least 10% of voting members**
- B. More than 1/3 of votes entitled to be cast**
- C. At least 50% of the members**
- D. All members present**

## **Answers**

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

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## **Explanations**

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## 1. What is the role of a lien in terms of property sales?

- A. It guarantees payment to contractors**
- B. It secures borrowers' credit lines**
- C. It assures title insurance for buyers**
- D. It must be paid before transfer of ownership**

A lien plays a crucial role in property sales as it acts as a legal claim against a property to secure the payment of a debt or obligation. The existence of a lien means that there is an encumbrance on the property that must be addressed before the ownership can be transferred. In most cases, any outstanding liens must be paid off and satisfied prior to the completion of a property sale, which ensures that the new owner receives clear title to the property without any outstanding financial claims against it. Because of this requirement, liens directly affect the sale process and are essential in protecting both the seller's and the buyer's interests. If a lien is not resolved, it can hinder the sale and complicate the transfer of ownership, which is why it is stipulated that any liens need to be cleared before a transfer can legally occur. This ensures a smoother transaction and protects the rights of the buyer.

## 2. Which of the following is NOT a licensee type mentioned?

- A. Associate broker**
- B. Realtor**
- C. Broker**
- D. Community association manager**

The reason "Realtor" is not considered a specific licensee type in the context of this question is that it refers to a membership designation rather than a licensing category. A Realtor is a real estate professional who is a member of the National Association of Realtors (NAR) and adheres to their code of ethics. This term is broader and encompasses various licensed individuals who may hold different types of real estate licenses, such as brokers or sales agents. In contrast, the other options—associate broker, broker, and community association manager—are all specific license types defined by regulatory bodies and require distinct qualifications and licenses to operate within their respective areas. Associate brokers and brokers are both categories of real estate licenses that represent different levels of authority in real estate transactions, while community association managers require a specialized license to manage homeowner associations and community properties. Therefore, the inclusion of the term "Realtor" does not align with the other options that are specific licensing titles.

**3. Which of the following describes the four rights of property ownership?**

- A. Right to discard, mortgage, lease, and control**
- B. Right to enjoy, control, dispose, and possess**
- C. Right to improve, sell, donate, and rent**
- D. Right to share, manage, build, and preserve**

The four rights of property ownership are fundamental concepts in real estate that define what an owner can do with their property. The correct answer includes the rights to enjoy, control, dispose, and possess. - The right to enjoy means that the owner has the ability to use and enjoy their property as they see fit, within legal boundaries. This encompasses the enjoyment of the property for personal pleasure or income generation through various means such as occupancy or rental. - The right to control indicates that the owner can determine how the property is utilized and can make decisions regarding its management and maintenance. This control is essential to ensure that the owner can protect their investment and maximize its value. - The right to dispose refers to the owner's ability to sell, transfer, or give away the property. This right is crucial as it allows the owner to manage their investment as they deem appropriate, whether by selling to realize a profit or passing it on to heirs. - The right to possess signifies ownership, allowing the individual to physically occupy and use the property. This right underscores the importance of possessing the property in order to exert the other rights fully. Each of these four rights collectively supports the concept of ownership and provides a framework for property management and use, making option B the definitive description of

**4. What is the role of officer reports in the annual meeting agenda?**

- A. To present the financial status of the community**
- B. To inform members about upcoming events**
- C. To review past social activities**
- D. They are not included in the agenda**

The inclusion of officer reports in the annual meeting agenda plays a crucial role in communicating vital information to the members of the community. Specifically, officer reports are significant because they present the financial status of the community. This encompasses providing updates on budgets, expenses, revenues, and any financial challenges the community may face. By including the financial status in the agenda, members can gain insights into how their association is performing, allowing them to make informed decisions and engage in discussions about future financial planning and resource allocation. Additionally, presenting this financial information fosters transparency and accountability within the community association, which is essential for building trust among members and ensuring the proper stewardship of community resources. Other options, while they may pertain to community engagement and activities, do not specifically address the primary function of officer reports in providing critical financial information, which is a fundamental aspect of governance in community associations.

**5. What is the term for a person's living arrangements relative to age that is recognized by the Fair Housing Act?**

- A. Familial Status**
- B. Senior housing**
- C. Housing friendly to families**
- D. Age discrimination**

The correct term related to a person's living arrangements relative to age, as recognized by the Fair Housing Act, is "Familial Status." This term specifically pertains to the presence of children in a household and protects families with children from discrimination in housing. Under the Fair Housing Act, it is illegal to discriminate against individuals based on familial status, which applies to those who have one or more individuals under the age of 18 living with them. In this context, "familial status" directly addresses concerns regarding age-related housing discrimination, particularly as it relates to families with children. This is crucial as it ensures families can seek housing without being unjustly denied based on their family makeup. Other terms such as "senior housing," while relevant to specific housing designed for older adults, do not encompass the broader scope of living arrangements with respect to age in the same way as "familial status." Similarly, "housing friendly to families" is not a formal term recognized under the Fair Housing Act. Lastly, "age discrimination" is a broader concept that can include various forms of discrimination based on age but does not specifically identify the implications for familial status as defined by the Fair Housing Act.

**6. What is a primary feature of cash basis accounting that differentiates it from accrual accounting?**

- A. Recognition of expenses only when invoiced**
- B. Income is recognized only when cash is received**
- C. Focus on long-term financial projections**
- D. Requires formal approval before recognizing any income**

The primary feature of cash basis accounting that sets it apart from accrual accounting is that income is recognized only when cash is actually received. This method of accounting tracks cash flow directly, meaning that transactions are recorded at the time money changes hands. For example, if a service is provided but payment is received later, under cash basis accounting, the income is not recognized until the payment is received. This approach contrasts with accrual accounting, which recognizes income when it is earned, regardless of whether cash has been exchanged. Cash basis accounting is simpler and often preferred by small businesses or individuals who need to manage their cash flow closely, as it provides a clear picture of actual cash on hand. Other features associated with cash basis accounting include not recognizing certain expenses until they are paid, rather than when they are invoiced, and a focus more on immediate cash flow than on long-term financial projections. Additionally, cash basis accounting does not require formal approval processes for income recognition, making it more flexible in terms of when transactions are recorded.

## 7. Who is referred to as the 'Top Dog of the Real Estate Ladder'?

- A. Community Association Manager**
- B. Real Estate Broker**
- C. Real Estate Salesperson**
- D. Property Manager**

The term 'Top Dog of the Real Estate Ladder' typically refers to the Real Estate Broker. This title reflects the significant role and responsibilities that brokers hold in the real estate industry. Brokers are licensed professionals who have completed the necessary education and training beyond that of a real estate salesperson, often managing their own real estate firms and overseeing other agents. They possess advanced knowledge of real estate regulations, can negotiate contracts, and execute transactions on behalf of clients. In contrast, a Community Association Manager, while integral to managing homeowners' associations, operates under the umbrella of the real estate industry but does not have the same level of authority as a broker. Real Estate Salespersons typically work under the supervision of a broker and can only facilitate transactions in conjunction with them. Property Managers focus specifically on the day-to-day operations of rental properties, which is a more specialized role within the broader real estate field.

## 8. What is a common requirement for restoring services in a Homeowners Association?

- A. Paying a fee to the city**
- B. Having a zero balance**
- C. Obtaining court approval**
- D. Providing a written application**

In the context of restoring services in a Homeowners Association (HOA), having a zero balance is often a fundamental requirement. Many associations determine that residents must be in good standing with their financial obligations before services can be reinstated. This means all dues, assessments, and any penalties must be fully paid to demonstrate that the homeowner is fulfilling their responsibilities to the community. By requiring a zero balance, the HOA enforces accountability among its members and ensures that resources are shared equitably. This helps maintain the financial health of the community and prevents issues that arise from non-payment, such as service disruptions. While other options may have relevance in different contexts—like paying fees to local government entities or obtaining court approval depending on specific legal or contractual disputes—those are not standard procedural requirements specifically for restoring services in an HOA. The emphasis here is on financial obligations directly related to the upkeep and functionality of community services, highlighting the importance of maintaining a good financial standing with the association.

**9. When obtaining a loan for an association, what is typically used as collateral?**

- A. A physical asset of the association**
- B. The association's income stream**
- C. A member's personal guarantee**
- D. Property deeds from all owners**

When obtaining a loan for a community association, the income stream generated by the association is typically used as collateral. This is because lenders want to ensure that there is a consistent revenue source that can be tapped into for loan repayment. The association's income stream often comes from sources such as assessments and fees collected from homeowners. This approach gives the lender assurance that the association has the capacity to meet its financial obligations. Lenders evaluate the stability and predictability of the income stream, along with the association's financial history, to determine the level of risk involved in extending credit. While physical assets can serve as collateral in some situations, they are not typically the primary focus for community associations, where the ongoing cash flow tends to be more relevant. Personal guarantees from members may be required in certain circumstances, but they are more individual commitments rather than a direct form of collateral representing the association as a whole. Property deeds from all owners are also not standard practice as collateral for loans; rather, the association as a collective entity represents the collateral through its financial stability and income generation.

**10. What is the quorum requirement for owner meetings in a GCA and POAA?**

- A. At least 10% of voting members**
- B. More than 1/3 of votes entitled to be cast**
- C. At least 50% of the members**
- D. All members present**

The correct answer reflects the quorum requirement set forth in the Georgia Community Association Act (GCA) and the Property Owners' Association Act (POAA) for owner meetings. A quorum is necessary to ensure that a legitimate decision-making process can occur, allowing the association to conduct business and make important decisions that affect all members. In this context, the requirement that more than one-third of the votes entitled to be cast must be present helps balance representation, allowing for adequate input from the membership while preventing a situation where a small number of members can overrule the majority. This standard ensures that decisions made at the meeting represent a broader consensus and do not reflect the opinions of a minority, which can lead to disputes and dissatisfaction within the community. In contrast, options suggesting a lower percentage, such as 10%, do not provide sufficient representation to meet the needs of the community, while requiring all members present could be impractical in larger associations where gathering the entire membership may be infeasible. Thus, the specified more than one-third requirement serves as a workable standard for conducting official business in community associations.

# 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://georgiacamlicense.examzify.com>**

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

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