

CMCA Practice Test Questions and Answers

1. What does CMCA stand for in community association management?

- A) Certified Manager of Community Associations
- B) Community Management Certification Authority
- C) Certified Municipal Code Administrator
- D) Community Management Council of America

2. Which document typically governs the operation of a homeowners association?

- A) Articles of Incorporation only
- B) CC&Rs (Covenants, Conditions, and Restrictions)
- C) State homeowner laws only
- D) Municipal zoning ordinances

3. What is the primary purpose of a reserve fund in community associations?

- A) To pay for daily operational expenses
- B) To fund major repairs and replacements of common elements
- C) To provide emergency loans to homeowners
- D) To pay management company fees

4. How often should a reserve study typically be updated?

- A) Every year
- B) Every 2-3 years
- C) Every 5 years
- D) Every 10 years

Answers: 1-A 2-B 3-B 4-B

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