

2026 Accurate BOMI International CAP-2101-20: Interactive RPA Capstone Experience Course



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BOMI International RPA Capstone Experience Sample Questions (Q21-Q26):

NEW QUESTION # 21

Which of the following is considered a "controllable" operating expense?

- A. Energy cost
- **B. Vendor contracts**
- C. Property taxes
- D. Property insurance

Answer: B

Explanation:

A controllable operating expense refers to costs that a property manager has the ability to influence or control. Vendor contracts fall into this category because a property manager can negotiate rates or change service providers. On the other hand, property insurance, energy costs, and property taxes are typically less controllable.

NEW QUESTION # 22

A property manager is working with an architect to determine the best lighting solutions for different functions within an office environment. The property manager would like to ensure that the office areas have minimal shadows and long lamp life. The architect conducted a lighting analysis to help determine this.

Which of the following bulbs would BEST accomplish these goals?

- A. Fluorescent lamps
- B. High-intensity discharge (HID) lamps
- C. Recessed incandescent lamps
- D. Halogen lamps

Answer: A

Explanation:

Fluorescent lamps are ideal for office environments because they:

- * Provide uniform lighting that minimizes shadows
- * Have a long lamp life
- * Are energy-efficient and cost-effective over time

Other options like halogen and incandescent lamps have shorter lifespans and are less efficient, while HID lamps are better suited for large open spaces like warehouses.

NEW QUESTION # 23

A property manager has planned and budgeted a chiller teardown for a medical office building. The work was scheduled to be completed in March. Due to a long lead time for parts, the work was not completed until May.

The property manager will need to calculate the difference between actual and budgeted costs and report this information to the building owner. What is this called?

- A. Expense
- B. Accrual
- C. Variance
- D. Audit

Answer: C

Explanation:

A variance is the difference between what was budgeted and what was actually spent or incurred. In this case, the property manager must report the variance in costs and timing due to the delay, which is key in financial and performance reporting.

NEW QUESTION # 24

A tenant in a multi-tenant office building is requesting a reduction in rent due to financial hardships. The tenant has been leasing space in the building for five years. Which of the following is the most appropriate first step for the property manager to take?

- A. Agree to the rent reduction immediately, as tenant retention is a priority.
- B. Consult the building's owner and review the lease agreement before responding to the tenant.
- C. Offer to reduce rent by 50% as a short-term solution to keep the tenant.
- D. Suggest that the tenant vacate and find a more affordable space.

Answer: B

NEW QUESTION # 25

An office building has closed following a hurricane. The building owner faces the risk of losing income until the building can reopen for normal operation. What type of loss exposure does this represent?

- A. Liability loss
- B. Indirect property loss
- C. Tenant loss
- D. Direct property loss

Answer: B

Explanation:

Indirect property loss refers to financial losses resulting from an inability to use a property after a direct loss event (e.g., hurricane

damage). In this case, the loss of income due to temporary closure represents an indirect loss, as the property itself may not be completely destroyed but its function is disrupted.

NEW QUESTION # 26

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