

KOGER EQUITY INC  
Form 8-K  
May 24, 2004

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UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT PURSUANT  
TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934

Date of Report (Date of earliest event reported): **December 30, 2003**

**KOGER EQUITY, INC.**

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(Exact Name of Registrant as Specified in Its Charter)

**FLORIDA**

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(State or Other Jurisdiction of Incorporation)

**1-9997**

**59-2898045**

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(Commission File Number)

(IRS Employer Identification No.)

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**225 NE MIZNER BOULEVARD, SUITE  
200  
BOCA RATON, FLORIDA**

**33432**

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(Address of Principal Executive Offices)

(Zip Code)

**(561) 395-9666**

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(Registrant's Telephone Number, Including Area Code)

**N/A**

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(Former Name or Former Address, if Changed Since Last Reports)

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## Table of Contents

The purpose of the Form 8-K is to file the exhibits attached hereto.

### Item 7. Exhibits.

#### Exhibits

| <b>Exhibit<br/>Number</b> | <b>Description of Exhibit</b>  |
|---------------------------|--|
| <b>10.1</b>               | Deed to Secure Debt and Security Agreement, dated December 30, 2003, by and between Koger ACP, LLC and Metropolitan Life Insurance Company       |
| <b>10.2</b>               | Metropolitan Note A, a Promissory Note, dated December 30, 2003, by and between Koger ACP, LLC and Metropolitan Life Insurance Company           |
| <b>10.3</b>               | Bank Note A, a Promissory Note, dated December 30, 2003, by and between Koger ACP, LLC and Metropolitan Life Insurance Company                   |
| <b>10.4</b>               | Assignment of Leases, dated December 30, 2003, by and between Koger ACP, LLC and Metropolitan Life Insurance Company                             |
| <b>10.5</b>               | Assumption and Modification Agreement, dated January 27, 2004, by and between Koger ACP, LLC and Metropolitan Life Insurance Company             |
| <b>10.6</b>               | Guaranty Agreement, dated January 27, 2004, by and between Koger ACP, LLC and Metropolitan Life Insurance Company                                |
| <b>10.7</b>               | Modification Agreement, dated April 21, 2004, by and between Koger ACP, LLC and Metropolitan Life Insurance Company                              |
| <b>10.8</b>               | Amendment to Metropolitan Note A, a Promissory Note, dated April 21, 2004, by and between Koger ACP, LLC and Metropolitan Life Insurance Company |
| <b>10.9</b>               | Amendment to Bank Note A, a Promissory Note, dated April 21, 2004, by and between Koger ACP, LLC and Metropolitan Life Insurance Company         |

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

Dated: May 24, 2004

**KOGER EQUITY, INC.**

By: /s/ Steven A. Abney

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Steven A. Abney  
Title: Vice President/Finance  
and  
Chief Accounting Officer  
(Principal Financial Officer)