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KOGER EQUITY INC  
Form 8-K  
March 21, 2002

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 6, 2001  
-----

KOGER EQUITY, INC.

(Exact Name of Registrant as Specified in Its Charter)

FLORIDA

(State or Other Jurisdiction of Incorporation)

1-9997

59-2898045

-----  
(Commission File Number)

(IRS Employer Identification No.)

433 PLAZA REAL, SUITE 335  
BOCA RATON, FLORIDA

33432

-----  
(Address of Principal Executive Offices)

(Zip Code)

(561) 395-9666

-----  
(Registrant's Telephone Number, Including Area Code)

NA

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

Item 5. Other Events

Reference is made to copies of loan documents dated as of December 6, 2001 with Northwestern Mutual Life Insurance Company ("Northwestern"), which documents are filed as Exhibits 10(a) through 10(aa) to this report. These exhibits are incorporated herein by reference.

Item 7. Financial Statements and Exhibits.

(c) Exhibits

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### Exhibit

Number Description of Exhibit

- 10(a) Master Loan Agreement, made as of December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company.
- 10(b) Third Amendment to Tranche A Promissory Note, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company.
- 10(c) Second Amendment to Tranche B Promissory Note, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company.
- 10(d) First Amendment to Tranche C Promissory Note, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company.
- 10(e) First Amendment to Tranche D Promissory Note, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company.
- 10(f) First Amendment to Environmental Indemnity Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company.
- 10(g) Third Amendment to Environmental Indemnity Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company.
- 10(h) Consolidation, Amendment and Restatement of Mortgage and Second Lien and Spreader Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Leon County, Florida.
- 10(i) Consolidation, Amendment and Restatement of Mortgage and Second Lien and Spreader Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Polk County, Florida.
- 10(j) Consolidation, Amendment and Restatement of Mortgage and Second Lien and Spreader Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Volusia County, Florida.

### Exhibit

Number Description of Exhibit

- 10(k) Consolidation, Amendment and Restatement of Mortgage and Second Lien and Spreader Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Leon County, Florida.
- 10(l) Consolidation, Amendment and Restatement of Deed of Trust and Mortgage, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Leon County, Florida.

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- Agreement, dated December 6, 2001, between Koger Equity, Inc. and Pinstein ("Trustee"), and The Northwestern Mutual Life Insurance Company, for Shelby County, Tennessee.
- 10 (m) Amendment and Restatement of IDB Deed of Trust and Security Agreement, dated December 6, 2001, between The Industrial Development Board of Memphis and County of Shelby, Koger Equity, Inc. and Northwestern Mutual Life Insurance Company, for Shelby County, Tennessee.
- 10 (n) Amendment and Restatement of Leasehold Deed of Trust and Security Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Shelby County, Tennessee.
- 10 (o) Mortgage and Security Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Seminole County, Florida.
- 10 (p) Deed to Secure Debt and Security Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for DeKalb County, Georgia.
- 10 (q) Deed to Secure Debt and Security Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Gwinnett County, Georgia.
- 10 (r) Consolidation and Amendment of Absolute Assignment of Leases and Rents, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Orange County, Florida.
- 10 (s) Consolidation and Amendment of Absolute Assignment of Leases and Rents, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Pinellas County, Florida.
- 10 (t) Consolidation and Amendment of Absolute Assignment of Leases and Rents, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Duval County, Florida.
- 10 (u) Consolidation and Amendment of Absolute Assignment of Leases and Rents, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Leon County, Florida.

Exhibit

Number Description of Exhibit

- 10 (v) Consolidation and Amendment of Absolute Assignment of Leases and Rents, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Shelby County, Tennessee.
- 10 (w) Absolute Assignment of Leases and Rents, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Seminole County, Florida.
- 10 (x) Absolute Assignment of Leases and Rents, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for DeKalb County, Georgia.

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|--------|---|
| 10(y)  | Absolute Assignment of Leases and Rents, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, Gwinnett County, Georgia. |
| 10(z)  | Side Letter Regarding Land Use Opinion, dated December 6, 2001, between Koger Equity, Inc. to The Northwestern Mutual Life Insurance Company.                             |
| 10(aa) | Certification of Borrower, dated December 3, 2001, from Koger Equity, Inc. to The Northwestern Mutual 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.

KOGER EQUITY, INC.

Dated: March 19, 2002

By: s/James L. Stephens

-----  
James L. Stephens  
Title: Vice President and  
Chief Accounting Officer

### EXHIBIT INDEX

The following designated exhibits are filed herewith:

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|----------------|---|
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- 10(h) Consolidation, Amendment and Restatement of Mortgage and Security Agreement and Spreader Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Leon County, Florida.
- 10(i) Consolidation, Amendment and Restatement of Mortgage and Security Agreement and Spreader Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Polk County, Florida.
- 10(j) Consolidation, Amendment and Restatement of Mortgage and Security Agreement and Spreader Agreement, dated December 6, 2001, between Koger Equity, Inc. and The Northwestern Mutual Life Insurance Company, for Polk County, Florida.

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