Accounting INTERNSHIP – FALL 2024

# The internship EXPERIENCE

The Accounting Internship program is designed to enhance the learning experience and provide accounting students obtaining their Bachelors degree exposure to the various roles and responsibilities commonly available and in demand within a corporate career path in the real estate industry.

Regency Centers aims to provide up to six (6) accounting students with a well-rounded experience to help students apply what they have learned in school, understand the different roles in accounting, receive timely feedback about their work, and develop a professional network in the Jacksonville, FL area. Learn about Regency Centers, our history, who we are, what we do, what we value, and how we own and invest in our shopping centers.

# Areas of responsibility

Students can expect to be exposed to a variety of real-life accounting matters that directly relate to the lessons learned through their college studies. Examples of the types of work the students can expect to experience through the Accounting Internship at Regency Centers includes:

1. Corporate Accounting, Treasury and Accounts Payable
	1. Corporate accounting, including departmental G&A
	2. Treasury management
	3. Accounts payable and procure-to-pay
2. External Reporting
	1. Consolidation – equity method and non-controlling interests
	2. Financial statement and reporting package preparation and review
	3. Reconciliations and roll-forward schedules
	4. Partnership distributions
3. Internal Audit
	1. SOX compliance – control testing and documentation
	2. Project consulting and operational audits
	3. Introduction to communications with the Audit Committee
4. Real Estate Accounting
	1. Property financial statement review & analysis
	2. Bank & GL account reconciliations
	3. Tenant recoveries overview
	4. Percentage rent calculations
5. Tax
	1. Calculating taxable income of entities, including analysis of book/tax differences
	2. REIT compliance monitoring through quarterly REIT test preparation
	3. Roll-forwards of partners’ tax capital accounts
	4. Fixed asset reconciliations and rollforwards

General experience will be gained in the following common accounting software and tools:

* JD Edwards general ledger system
* Reporting and inquiry tools, such as GL Inquiry / Console and Spreadsheet Server
* Excel – including advanced level skills for reporting and analysis, such as pivot tables, formulas and functions, etc.

# Expectations

The UNF Accounting Interns will be expected to maintain the same level of professionalism as any other Regency Centers employee, including but not limited to:

* Enroll in 3 credit hour Accounting Internship Course (ACG 4941) – Fall 2024
* Follow an agreed upon work schedule
* Adhere to Regency’s relaxed business casual dress code under our Dress for Your Day approach
* Be respectful of and develop working relationships with co-workers and participate in meetings or other company events
* Perform assigned duties in an efficient and accurate manner
* Maintain the highest level of ethical standards and comply with employee handbook, including current COVID protocols which align with CDC guidance

# QUALIFICATIONS

* Junior or senior with a declared major in Accounting
* Minimum GPA of 3.0 and in good standing with UNF
* Completed Intermediate Accounting (ACG 3103)
* Enrolled in at least 12 credit hours during the previous semester (e.g. spring 2023) or its equivalent over the summer term

# BENEFITS

* Scholarship award of $1,579 plus ~$18 per hour pay during internship work experience
* Flexible, part-time schedule (20 hours per week)
* Downtown office location (Wells Fargo tower) with paid parking
* Introduction to the commercial real estate industry, including:
	+ Overview of retail commercial real estate operations and accounting
	+ Meet key accounting and finance leaders at Regency Centers, an S&P 500 real estate company headquartered in Jacksonville

# Contact info and how to apply

Apply for Regency’s accounting internship program through UNF Handshake by June 30, 2024. Interviews will be held in mid-July 2023 to allow for selection and notification in advance of scheduling fall classes and Regency’s August 2024 orientation event.

For additional questions about the program, contact Beth Peeler @ Bethpeeler@regencycenters.com

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**About Regency Centers Corporation (NASDAQ: REG)**

Regency Centers is a preeminent national owner, operator, and developer of shopping centers located in suburban trade areas with compelling demographics. Our portfolio includes thriving properties merchandised with highly productive grocers, restaurants, service providers, and best-in-class retailers that connect to their neighborhoods, communities, and customers. Operating as a fully integrated real estate company, Regency Centers is a qualified real estate investment trust (REIT) that is self-administered, self-managed, and an S&P 500 Index member. For more information, please visit [regencycenters.com](http://investors.regencycenters.com/).