

SECURITIES AND EXCHANGE COMMISSION
UNITED STATES
Washington, DC 20549

FORM 8-K/A

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported) April 13, 2004

REGENCY CENTERS CORPORATION

(Exact name of registrant as specified in its charter)

Florida ----- (State or other jurisdiction of incorporation)	001-12298 ----- Commission File Number)	59-3191743 ----- (IRS Employer Identification No.)
---	--	---

121 West Forsyth Street, Suite 200 Jacksonville, Florida (Address of principal executive offices)	32202 ----- (Zip Code)
---	------------------------------

Registrant's telephone number including area code: (904) 598-7000

Not Applicable

(Former name or former address, if changed since last report)

Item 7. Financial Statements and Exhibits

(c) Exhibits

Exhibit 99.1 Updated Supplemental Information.

Item 12. Disclosure of Results of Operations and Financial Condition

We posted pages 5 and 6 of the attached updated information as pages 6 and 7 of our 2003 fourth quarter supplement on our website (www.regencycenters.com) on April 13, 2004. The attached pages 5 and 6 update information that we initially posted on our website on January 28, 2004. The updated information reflects final calculations for discontinued operations for 2003 and 2002 and is contained in our annual report on Form 10-K for the year ended December 31, 2003, filed with the Securities and Exchange Commission on March 12, 2004. The attached page 7 does not contain any updated information but is included for the purpose of reconciling to GAAP a non-GAAP financial measure, funds from operations (FFO), that appears on the attached page 6.

As part of our capital "recycling" strategy, we sell properties that no longer meet our investment criteria and reinvest the net proceeds in other properties. Generally accepted accounting principles require that we reclassify the properties we sell as discontinued operations and account for the gain or loss on the sale, as well as operating results, under discontinued operations. As a result of our capital recycling strategy, we must reclassify our properties for prior as well as current periods when we sell them or when we believe that a pending sale is certain to occur. Pages 5 and 6 of the attached information reflect the updated results of this reclassification process at the time we filed our last Form 10-K.

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 hereunto duly authorized.

REGENCY CENTERS CORPORATION
(registrant)

April 15, 2004

By: /s/ J. Christian Leavitt

J. Christian Leavitt, Senior Vice
President and Chief Accounting
Officer

CONSOLIDATED STATEMENTS OF OPERATIONS (GAAP BASIS)
For the Periods Ended December 31, 2003 and 2002

	Three Months Ended		Year to Date	
	2003 Actual	2002 Actual	2003 Actual	2002 Actual
Revenues:				
Minimum rent	\$69,870,042	\$67,516,490	\$275,449,673	\$262,720,557
Percentage rent	3,037,344	3,709,915	4,536,446	5,173,575
Recoveries from tenants	19,539,684	18,538,020	79,939,958	75,385,175
Management fees and commissions	1,412,552	1,443,794	6,418,937	4,616,916
Equity in income of investments in real estate partnerships	5,366,450	1,577,641	11,276,409	5,764,909
Total revenues	99,226,072	92,785,860	377,621,423	353,661,132
Operating Expenses:				
Depreciation and amortization	19,440,388	18,469,046	74,741,180	67,845,443
Operating and maintenance	14,112,172	14,102,329	53,207,353	49,554,740
General and administrative	7,790,753	7,171,785	24,229,199	22,756,590
Real estate taxes	9,936,674	9,270,628	39,754,998	37,705,837
Other operating expense (income)	3,420,880	(2,480,142)	4,993,051	(1,801,588)
Total operating expenses	54,700,867	46,533,646	196,925,781	176,061,022
Other Expense (Income):				
Interest expense, net of interest income	21,126,642	22,453,117	84,017,406	84,222,269
Gain from sale of operating or development properties	(27,117,331)	(10,204,234)	(48,717,043)	(20,904,828)
Provision for loss on operating properties	0	1,070,000	1,249,175	1,070,000
Other expense (income)	0	0	0	(2,383,524)
Total other expense	(5,990,689)	13,318,883	36,549,538	62,003,917
Income before minority interests	50,515,894	32,933,331	144,146,104	115,596,193
Minority interest preferred unit distributions	(5,081,250)	(8,368,752)	(29,826,131)	(33,475,008)
Minority interest of exchangeable partnership units	(964,449)	(598,598)	(2,582,444)	(2,013,844)
Minority interest of limited partners	(184,124)	(131,979)	(501,260)	(492,137)
Income from continuing operations	44,286,071	23,834,002	111,236,269	79,615,204
Discontinued Operations:				
Operating Income from discontinued operations	929,134	2,117,191	3,564,142	14,818,224
Gain from sale of operating or development properties	9,492,329	8,857,526	15,989,084	16,091,240
Income from discontinued operations	10,421,463	10,974,717	19,553,226	30,909,464
Net Income	54,707,534	34,808,719	130,789,495	110,524,668
Preferred stock dividends	(1,418,375)	(582,320)	(4,175,130)	(2,858,204)
Net income for common stockholders	\$53,289,159	\$34,226,399	\$126,614,365	\$107,666,464

CALCULATION OF EARNINGS AND FFO PER SHARE
For the Periods Ended December 31, 2003 and 2002

	Three Months Ended		Year to Date	
	2003 Actual	2002 Actual	2003 Actual	2002 Actual
Earnings Per Share				
Net Income for Basic EPS	\$53,289,159	\$34,226,399	\$126,614,365	\$107,666,464
Increases to Diluted EPS as a result of Dilutive CSE's				
Convertible Preferred stock dividends	0	582,320	0	582,320
Minority interests of exchangeable partnership units	1,202,056	874,232	3,044,013	2,796,643
Net Income for Diluted EPS	\$54,491,215	\$35,682,951	\$129,658,378	\$111,045,427

Net Income from discontinued operations for Basic EPS		10,421,463	10,974,717	19,553,226	30,909,464
Minority Interests of exchangeable O.P. units		237,607	275,634	461,569	782,799
Net Income from discontinued operations for Diluted EPS		\$10,659,070	\$11,250,351	\$20,014,795	\$31,692,263
Earnings Per Share:					
Basic	NI for CS before Disc. Ops.	\$0.72	\$0.40	\$1.80	\$1.32
Diluted	NI for CS before Disc. Ops.	\$0.72	\$0.40	\$1.79	\$1.32
Basic	Discontinued Operations	\$0.17	\$0.18	\$0.33	\$0.53
Diluted	Discontinued Operations	\$0.17	\$0.18	\$0.33	\$0.52
Basic	NI for common stockholders	\$0.89	\$0.58	\$2.13	\$1.85
Diluted	NI for common stockholders	\$0.89	\$0.58	\$2.12	\$1.84
Funds From Operations Per Share					
Funds from Operations for Basic FFO per share		\$54,688,693	\$50,238,453	\$178,782,434	\$170,775,009
Increases to Diluted FFO as a result of Dilutive CSE's					
Convertible Preferred stock dividends		0	582,320	0	2,858,204
Minority interests of exchangeable partnership units		1,202,056	874,232	3,044,013	2,796,643
Funds from Operations for Diluted FFO per share		\$55,890,749	\$51,695,005	\$181,826,447	\$176,429,856
FFO Per Share:					
Basic		\$0.92	\$0.86	\$3.01	\$2.93
Diluted		\$0.91	\$0.84	\$2.97	\$2.87
Weighted Average Shares Outstanding					
Weighted Average Shares for Basic					
Net Income and FFO Per Share		59,733,074	58,514,253	59,410,511	58,192,961
Dilutive Common Stock Equivalents for EPS:					
O.P. Unit equivalents after conversion to common		1,351,616	1,504,902	1,435,862	1,523,000
Series 2 Cumulative Convertible Preferred Stock		0	1,374,530	0	343,633
Compensation based stock options (Treasury Method)		395,936	350,141	395,485	378,545
Weighted Average Shares for Diluted EPS		61,480,626	61,743,826	61,241,858	60,438,139
Dilutive Common Stock Equivalents for FFO:					
Series 2 Cumulative Convertible Preferred Stock		0	0	0	1,115,630
Weighted Average Shares for Diluted					
Funds from Operations Per Share		61,480,626	61,743,826	61,241,858	61,553,769

Funds From Operations Reconciliation to Net Income--Actual Results

For the Periods Ended December 31, 2003 and 2003

	Three Months Ended		Year to Date	
	2003	2002	2003	2002
	----	----	----	----
Funds From Operations:				
Net income for common stockholders	\$ 53,289,159	\$ 34,226,399	\$ 126,614,365	\$ 107,666,464
Add (Less):				
Depreciation and amortization				
expense - real property	18,623,923	18,199,019	72,117,235	67,905,998
Amortization of leasing commissions	2,019,424	2,070,471	7,051,871	6,029,223
(Gain) loss on sale of operating				
properties	(19,243,813)	(4,257,436)	(27,001,037)	(10,826,676)
Convertible preferred stock dividends	0	582,320	0	2,858,204
Minority interest of exchangeable				
partnership units	1,202,056	874,232	3,044,013	2,796,643
	-----	-----	-----	-----
Funds from Operations	\$ 55,890,749	\$ 51,695,005	\$ 181,826,447	\$ 176,429,856
	=====	=====	=====	=====
Weighted Average Shares				
For Diluted FFO Per Share (000s)	61,480,626	61,743,826	61,241,858	61,553,769

Regency considers FFO to be an accurate benchmark to its peer group and a meaningful performance measurement for the company because it excludes various items in net income that do not relate to or are not indicative of the operating performance of the ownership, management and development of real estate. FFO is defined by the National Association of Real Estate Investment Trusts generally as net earnings (computed in accordance with GAAP), (1) excluding real estate depreciation and amortization, gains and losses from sales of properties (except those gains and losses sold by Regency's taxable REIT subsidiary), after adjustment for unconsolidated partnerships and joint ventures and (2) excluding items classified by GAAP as extraordinary or unusual, along with significant non-recurring events. Regency also adjusts for the payment of convertible preferred stock dividends.