

LENNAR CORP /NEW/  
Form 8-K  
December 15, 2004

---

**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**

**December 15, 2004**

Date of Report (Date of earliest event reported)

---

**LENNAR CORPORATION**

(Exact name of registrant as specified in its charter)

**Delaware**  
(State or other jurisdiction  
of incorporation)

**1-11749**  
(Commission File Number)

**95-4337490**  
(IRS Employer  
Identification No.)

**700 Northwest 107<sup>th</sup> Avenue, Miami, Florida 33172**

(Address of principal executive offices) (Zip Code)

Edgar Filing: LENNAR CORP /NEW/ - Form 8-K

(305) 559-4000

(Registrant's telephone number, including area code)

---

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

---

**Item 2.02. Results of Operations and Financial Condition.**

On December 15, 2004, Lennar Corporation issued a press release to announce its results of operations for the quarter and fiscal year ended November 30, 2004. A copy of the press release is included as Exhibit 99.1 to this Current Report on Form 8-K.

The press release included a financial measure of the Company's earnings before interest and provision for income taxes, which is referred to in the press release as EBIT, for the quarter and fiscal year ended November 30, 2004, as well as a table reconciling the computation of EBIT to the Company's earnings for those periods. EBIT is not a financial measure in accordance with generally accepted accounting principles. The Company's management uses EBIT because it believes this financial measure helps to compare the Company's operations with those of its competitors, by eliminating factors that differ from company to company for reasons that often are not related to the efficiency and effectiveness of a particular company's operations. The Company believes EBIT provides useful information to investors and analysts, because it will help them compare the efficiency and effectiveness of the Company's operations with those of its competitors.

**Item 9.01. Financial Statements and Exhibits.**

(c) Exhibits.

The following exhibit is furnished as part of this Current Report on Form 8-K.

<u>Exhibit No.</u>	<u>Description of Document</u>
99.1	Press release issued by Lennar Corporation on December 15, 2004.

**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 hereunto duly authorized.

Date: December 15, 2004

Lennar Corporation

\_\_\_\_\_  
(Registrant)

By: /s/ Bruce E. Gross

\_\_\_\_\_  
Name: Bruce E. Gross

Title: Vice President and Chief Financial Officer

**Exhibit Index**

<b>Exhibit No.</b>	<b>Description of Document</b>
99.1	Press release issued by Lennar Corporation on December 15, 2004.