



Filing ID #10066152

FINANCIAL DISCLOSURE REPORT

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FILER INFORMATION

Name: Hon. Susie Lee
Status: Member
State/District: NV03

FILING INFORMATION

Filing Type: Annual Report
Filing Year: 2024
Filing Date: 08/12/2025

SCHEDULE A: ASSETS AND "UNEARNED" INCOME

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
DSL Living Trust ⇒ Residential Property on Youngdale Drive in Las Vegas, NV [RP] LOCATION: Las Vegas / Clark, NV, US	JT	\$500,001 - \$1,000,000	None		<input type="checkbox"/>
DSL Living Trust ⇒ Residential Real Estate Promissory Note Receivable, 100% Interest [OT] DESCRIPTION: Amount of income represents principal plus interest payments made in 2024. Promissory Note addendum signed in 9/11/2023 that extends maturity date to 9/1/2025.	JT	\$500,001 - \$1,000,000	Interest	\$15,001 - \$50,000	<input type="checkbox"/>
DSL Living Trust ⇒ Residential Rental Condo on Lodestone in Las Vegas, NV [RP] LOCATION: Las Vegas / Clark, NV, US	JT	\$250,001 - \$500,000	Rent	\$15,001 - \$50,000	<input type="checkbox"/>
DSL Living Trust ⇒ Residential Rental Property on Edna Ave in Las Vegas, NV [RP] LOCATION: Las Vegas / Clark, NV, US	JT	\$500,001 - \$1,000,000	Rent	\$15,001 - \$50,000	<input type="checkbox"/>
DSL Living Trust ⇒ Bank of New York Brokerage Account 740 ⇒ Cash in Account [BA]	JT	\$1,001 - \$15,000	Interest	\$1 - \$200	<input type="checkbox"/>

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
DSL Living Trust ⇒ Bank of New York Brokerage Account 740 ⇒ Full House Resorts, Inc. - Common Stock (FLL) [ST]	JT	\$1,000,001 - \$5,000,000	None		<input type="checkbox"/>
DSL Living Trust ⇒ Fidelity Investments Brokerage Account ⇒ Century Casinos, Inc. - Common Stock (CNTY) [ST]	JT	\$1,001 - \$15,000	None		<input type="checkbox"/>
Fidelity Investments IRA ⇒ Fidelity Capital and Income Fund (FAGIX) [MF]		\$15,001 - \$50,000	Tax-Deferred		<input type="checkbox"/>
Fidelity Investments IRA ⇒ Fidelity Treasury Money Market Fund (FZFXX) [BA]		\$100,001 - \$250,000	Tax-Deferred		<input type="checkbox"/>
Fidelity Investments IRA ⇒ iShares Core S&P 500 ETF (IVV) [EF]		\$15,001 - \$50,000	Tax-Deferred		<input type="checkbox"/>
Morgan Stanley Smith Barney Brokerage Account ⇒ Cash in Account [BA]		None	Interest	\$1 - \$200	<input type="checkbox"/>
Morgan Stanley Smith Barney Brokerage Account ⇒ ClearBridge Small Cap Fund Class A (LMSAX) [MF]		None	Capital Gains, Dividends	\$1 - \$200	<input checked="" type="checkbox"/>
Morgan Stanley Smith Barney Brokerage Account ⇒ ClearBridge Value Fund - Class A (LGVAX) [MF]		None	Capital Gains, Dividends	\$2,501 - \$5,000	<input checked="" type="checkbox"/>
Morgan Stanley Smith Barney Brokerage Account ⇒ Western Asset Intermediate-Term Municipals Fund Class A (SBLTX) [MF]		None	Dividends	\$201 - \$1,000	<input checked="" type="checkbox"/>
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Boyd Gaming Corporation Common Stock (BYD) [ST] COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.		\$1,001 - \$15,000	None		<input type="checkbox"/>
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Carnival Corporation Common Stock (CCL) [ST] COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.		\$1,001 - \$15,000	None		<input type="checkbox"/>
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Century Casinos, Inc. - Common Stock (CNTY) [ST] COMMENTS: Asset transferred into account from DSL Living Trust Fidelity Brokerage Account (JT) as part of divorce settlement.		\$1,001 - \$15,000	None		<input type="checkbox"/>

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Fidelity Magellan (FMAGX) [MF]		\$1,001 - \$15,000	Dividends	\$1 - \$200	<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Fidelity Treasury Money Market Fund (FZFXX) [MF]		\$50,001 - \$100,000	Dividends	\$201 - \$1,000	<input type="checkbox"/>
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Franklin S&P 500 Index Fund Class A (SBSPX) [MF]		\$15,001 - \$50,000	Dividends	\$1 - \$200	<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Full House Resorts, Inc. - Common Stock (FLL) [ST]		\$1,000,001 - \$5,000,000	None		<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Golden Entertainment, Inc. - Common Stock (GDEN) [ST]		\$1,001 - \$15,000	None		<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ iShares Core S&P 500 ETF (IVV) [EF]		\$15,001 - \$50,000	Dividends	\$1 - \$200	<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ iShares MSCI Japan Index Fund (EWJ) [EF]		\$1,001 - \$15,000	Dividends	\$1 - \$200	<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Marriott International - Class A Common Stock (MAR) [ST]		\$15,001 - \$50,000	None		<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ MGM Resorts International Common Stock (MGM) [ST]		\$1,001 - \$15,000	None		<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒		\$1,001 - \$15,000	None		<input type="checkbox"/>

Asset	Owner	Value of Asset	Income Type(s)	Income	Tx. > \$1,000?
Sony Group Corporation American Depositary Shares (SONY) [ST]					
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Starbucks Corporation - Common Stock (SBUX) [ST]		\$15,001 - \$50,000	None		<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Tennant Company Common Stock (TNC) [ST]		\$1,001 - \$15,000	Dividends	\$1 - \$200	<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					
Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249 ⇒ Wynn Resorts, Limited - Common Stock (WYNN) [ST]		\$1,001 - \$15,000	None		<input type="checkbox"/>
COMMENTS: Asset transferred from former spouse's individual account as part of divorce settlement.					

* Investment Vehicle details available at the bottom of this form. For the complete list of asset type abbreviations, please visit <https://fd.house.gov/reference/asset-type-codes.aspx>.

SCHEDULE B: TRANSACTIONS

Asset	Owner	Date	Tx. Type	Amount	Cap. Gains > \$200?
Morgan Stanley Smith Barney Brokerage Account ⇒ ClearBridge Small Cap Fund Class A (LMSAX) [MF]		09/10/2024	S	\$1,001 - \$15,000	<input type="checkbox"/>
Morgan Stanley Smith Barney Brokerage Account ⇒ ClearBridge Value Fund - Class A (LGVAX) [MF]		09/10/2024	S	\$1,001 - \$15,000	<input checked="" type="checkbox"/>
Morgan Stanley Smith Barney Brokerage Account ⇒ Western Asset Intermediate-Term Municipals Fund Class A (SBLTX) [MF]		09/10/2024	S	\$15,001 - \$50,000	<input type="checkbox"/>

* Investment Vehicle details available at the bottom of this form. For the complete list of asset type abbreviations, please visit <https://fd.house.gov/reference/asset-type-codes.aspx>.

SCHEDULE C: EARNED INCOME

None disclosed.

SCHEDULE D: LIABILITIES

Owner	Creditor	Date Incurred	Type	Amount of Liability
	BNY Mellon, N.A.	February 2021	30 Year Residential Mortgage	\$500,001 - \$1,000,000

SCHEDULE E: POSITIONS

Position	Name of Organization
Trustee	Lee Family Foundation

SCHEDULE F: AGREEMENTS

None disclosed.

SCHEDULE G: GIFTS

None disclosed.

SCHEDULE H: TRAVEL PAYMENTS AND REIMBURSEMENTS

Trip Details					Inclusions		
Source	Start Date	End Date	Itinerary	Days at Own Exp.	Lodging?	Food?	Family?
Center Forward	06/17/2024	06/24/2024	Florence - Lisbon - New York	4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

SCHEDULE I: PAYMENTS MADE TO CHARITY IN LIEU OF HONORARIA

None disclosed.

SCHEDULE A AND B INVESTMENT VEHICLE DETAILS

<ul style="list-style-type: none">◦ DSL Living Trust (Owner: JT)◦ Morgan Stanley Smith Barney Brokerage Account LOCATION: US◦ Fidelity Investments IRA◦ Suzanne K Lee Trust◦ Suzanne K Lee Trust ⇒ Fidelity Investments Brokerage 249◦ DSL Living Trust ⇒ Fidelity Investments Brokerage Account (Owner: JT) LOCATION: US◦ DSL Living Trust ⇒ Bank of New York Brokerage Account 740 (Owner: JT)
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LOCATION: US

EXCLUSIONS OF SPOUSE, DEPENDENT, OR TRUST INFORMATION

IPO: Did you purchase any shares that were allocated as a part of an Initial Public Offering?

☐ Yes ☒ No

Trusts: Details regarding "Qualified Blind Trusts" approved by the Committee on Ethics and certain other "excepted trusts" need not be disclosed. Have you excluded from this report details of such a trust benefiting you, your spouse, or dependent child?

☐ Yes ☒ No

Exemption: Have you excluded from this report any other assets, "unearned" income, transactions, or liabilities of a spouse or dependent child because they meet all three tests for exemption?

☐ Yes ☒ No

COMMENTS

Rep. Lee and her ex-husband have a joint beneficial interest in the DSL Living Trust. Trust assets are being distributed pursuant to their divorce agreement.

CERTIFICATION AND SIGNATURE

☒ I CERTIFY that the statements I have made on the attached Financial Disclosure Report are true, complete, and correct to the best of my knowledge and belief.

Digitally Signed: Hon. Susie Lee , 08/12/2025