2025 Form 1 - Statement of Financial Interests

Filed with COE: 06/09/2026

General Information

Name: Dr Stephan Jack Nix

PID 319333

AGENCY INFORMATION

Organization	Suborganization	Title
Penney Farms	Mayor And Town Council	Council Member

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2025.

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over $2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity
Teacher Retirement System of Texas	1000 Red River Street, Austin, TX 78701	state agency overseeing teacher retirement pensions
Teacher Retirement System of Texas	1000 Red River Street, Austin, TX 78701	state agency overseeing teacher retirement pensions
TIAA Administrative Services	8500 Andrew Carnegie Blvd, Charlotte, NC 28262	Teacher's annuity
Social Security Administration	P.O. Box 67620, Wilkes-Barre, PA 18767	federal agency overseeing the Social Security system
Social Security Administration	P.O. Box 67620, Wilkes-Barre, PA 18767	federal agency overseeing the Social Security system

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Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write “none” or “n/a”)

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
N/A			

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write “none” or “n/a”)

Location/Description
N/A

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over $10,000)
(If you have nothing to report, write “none” or “n/a”)

Type of Intangible	Business Entity to Which the Property Relates
Joint Investment Account	PNC Investments, LLC, 1900 East Ninth Street, Cleveland, OH 44114
Premiere Money Market Account	PNC Bank, P.O. Box 535230, Pittsburgh, PA 15253

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Liabilities

LIABILITIES (Major debts valued over $10,000):
(If you have nothing to report, write “none” or “n/a”)

Name of Creditor	Address of Creditor
RoundPoint Mortgage Servicing, Inc.	446 Wrenplace Road, Fort Mill, SC 29715
Capital One Auto Finance	1680 Capital One Dr, McLean, VA 22102

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write “none” or “n/a”)

Business Entity # 1
N/A

Training

This section applies only to an appointed school superintendent, an elected municipal officer, elected local officer of an independent special district or a commissioner of a community redevelopment agency created under Part III, Chapter 163, each of whom are required to complete annual ethics training pursuant to Section 112.3142, F.S.

☑ I certify that I have completed the required training under Section 112.3142, F.S.

☐ Required training under Section 112.3142, F.S., not applicable to filer for this form year.

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Signature of Filer

Stephan Jack Nix

Digitally signed: **06/08/2026**

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