FORENSIC MINERAL AUDITING FOR ROYALTY OWNERS

Shannon Springs, LLC

Mineral interest audits for trustees, CPAs, and family offices

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June 11, 2026

[Trust Officer / CPA Name]
[Firm Name]
[Address]
[City, State ZIP]

Dear [Name],

When a beneficiary or co-trustee asks whether a royalty check was correct, *"the operator sent a statement"* is not a trust-file answer. **Shannon Springs** documents whether mineral remittances match lease terms, allowable deductions, and market pricing - with an *Advisor Review* summary and sealed evidence you can retain for the trust record, not a black-box report from a public cloud platform.

In our Grady County, Oklahoma pilot - a royalty remittance from an Oklahoma independent operator - we flagged unallowable post-production deductions, below-market gas pricing on two Section 12 wells, and variances in severance tax and Oklahoma state withholding as reported on the operator statement. Those are the kinds of issues that rarely surface until someone asks, and they are exactly what a fiduciary file should be able to show.

Oklahoma fractional interests are often too small for operators and landmen to negotiate with individually - owners may never see a competitive lease offer and instead appear on division order or in a pooling unit on terms they did not shape. When relatives consolidate scattered decimals into a single trust, the combined interest is worth an operator's attention *and* economical to monitor: one registry, cumulative exposure, and per-well pricing that scales with check size rather than pricing out small producers.

You provide operator PDFs (including EnergyLink exports where available). We reconcile each payment against your lease registry and deliver a one-page *Advisor Review* for the trust file, a sealed *forensic audit report* with appendix exhibits (remittance, lease terms, regulatory cross-checks), and a password-protected workpaper package suitable for counsel or operator inquiry. Shannon Springs is a software-backed forensic mineral auditing practice - local asset intelligence, human-reviewed deliverables, and fiduciary approval gates. Any demand correspondence stays in a human-approval queue - nothing goes to an operator without your sign-off.

When the trust receives a landman lease or amendment, we can score proposed terms against market benchmarks and help draft a counter-offer - advisory support separate from post-production remittance audits.

For CPAs and family offices, Advisor Reviews and audit reports can be prepared **under your firm's name** for beneficiary-facing files; Shannon Springs provides the forensic mineral auditing behind your review. Client trust data and audit work product are processed and stored on a private, locally controlled system - not uploaded to public cloud services or retained on marketing websites. Deliverables are provided directly to you; we do not host your leases or remittance records on the open internet.

I would welcome a **15-minute call** to walk you through a **redacted Advisor Review** from that Grady County pilot - and, if useful, the structure of a sealed forensic audit report - no client identifying information required. Please email mark@shannonsprings.com or call 719-290-1780 to schedule a time that works for you.

Respectfully,

Mark E. Grigsby
SHANNON SPRINGS
