FORENSIC MINERAL AUDITING FOR ROYALTY OWNERS

Shannon Springs, LLC

Per-well pricing for trustees, CPAs, family offices, and mineral owners

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Service pricing - per well audited

Priced by well interest, not flat trust fees. Monthly cost scales with remittance volume so fractional and declining interests stay economical.

INITIAL AUDIT (ONE-TIME, PER WELL)

TIER	FEE	WHEN IT APPLIES
Document-ready	$500	Operator remittances and lease terms organized and matched in the registry - regulatory cross-check from public records; no extended research required.
Standard	$750-$1,000	Partial gaps - summary mailers, incomplete lease excerpts, payor name variants, or limited remittance history. Moderate normalization required.
Extended	$1,250-$1,500	Significant research - pooling/spacing orders, multiple payors, missing division orders, deep historical catch-up, or records rebuilt from regulatory sources.
Triggered full audit	Per tier above	Authorized after a monitoring alert or new field activity (nearby or horizontal wells, pooling, permits). Quoted at document-ready / standard / extended tier - invoiced separately from monthly monitoring.

EACH INITIAL WELL AUDIT INCLUDES

- Baseline forensic mineral auditing from *remittances you provide* (not a fixed "12 checks" - we audit the history on file for that well)
- Advisor Review, forensic ledger, sealed audit report, evidence appendix, encrypted workpaper package
- Fee, pricing, tax, and spacing/pooling flags for that well interest
- Optional white-label under your firm name

MONTHLY MONITORING (PER WELL / MONTH)

Prerequisite: each monitored well must have a completed initial audit on file - we need a reconciled baseline and lease registry before surveillance begins. **Surveillance fee** - not a full audit every month. We watch your mineral inventory for permits, pooling orders, and production in your sections, including nearby and horizontal wells. When activity may affect your royalties, we notify you; a triggered full audit is optional and quoted separately (initial-audit tiers). Tier below is based on average *net remittance* (trailing 3 months), re-tiered annually or when production changes.

TIER	AVG NET REMITTANCE / MO	FEE / WELL / MO	TYPICAL PROFILE
Light	Under $100	**$30**	Fractional interests - avg net under $100. Grid surveillance; triggered audit when you approve an alert.
Standard	$100 - $499	**$65**	Moderate producing interests
Producing	$500 - $1,999	**$125**	Material monthly royalty income

TIER	AVG NET REMITTANCE / MO	FEE / WELL / MO	TYPICAL PROFILE
High-volume	$2,000+	**$195**	Large producing wells - higher service value, higher fee

EACH MONTH, PER ENROLLED WELL

- Field activity surveillance - permits, pooling, and neighbor-well alerts across your sections
- Audit of new remittance(s) for that well as they arrive (when on file)
- Advisor Review update + running cumulative exposure for the well
- Sample operator contact materials if flagged - your sign-off before any send; or copy into your own email

ASSET RECOVERY AND ADMINISTRATIVE MANAGEMENT

WHEN RECONCILIATION IDENTIFIES RECOVERABLE EXPOSURE

- Separate engagement letter for asset recovery and administrative management - not part of standard audit or monitoring fees unless otherwise agreed
- **PROFESSIONAL SERVICE FEE**

  - success-based compensation, when offered, is for auditing, documentation, and administrative support tied to net amounts *you* successfully reclaim through your own claim; *not* a finder's fee or sale of a property lead
- Subject to applicable state limits (Oklahoma maximum
  25%
  under 60 O.S. Sec. 674.1)
- Exposure quantification, operator contact support with your approval, outcome tracking - no guarantee of recovery
- Title, probate, or curative work may be required before funds release; independent counsel recommended

SETUP & ADD-ONS

Trust / estate setup (one-time)	**$150**	Secure intake, registry shell, white-label defaults - waived when 3+ wells onboard together
Extra historical month (deep catch-up)	**$45**	Per well, per remittance month beyond what client supplied at onboarding
Managing lease offers	**$195**	Per landman lease or amendment - market scoring + counter-offer draft; advisory only
New payor for same well	**$75**	Operator/payor change mid-engagement

TERMS

| Initial tier quoted after document review; confirmed before work begins. Net 15; check or ACH.
| Independent, software-backed forensic practice with human-reviewed deliverables and white-label options.
| Client provides documentation in any organized or unorganized form; we index and match electronically on intake.
| Recovery engagements use a separate asset-recovery and administrative-management letter - success-based professional service fees, when offered, apply to net amounts you reclaim through your own claim; audit/monitoring fees are separate unless otherwise agreed.
| Fiduciary and advisory review only - not legal, tax, or investment advice.

Scoped quote for your wells: Mark E. Grigsby | mark@shannonsprings.com | 719-290-1780