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 OMB Number: 3235-0123
 Expires: January 31, 2007
 Estimated average burden
 hours per response..... 12.00

**ANNUAL AUDITED REPORT
 FORM X-17A-5
 PART III**

SEC FILE NUMBER
8- 47561

FACING PAGE

**Information Required of Brokers and Dealers Pursuant to Section 17 of the
 Securities Exchange Act of 1934 and Rule 17a-5 Thereunder**

REPORT FOR THE PERIOD BEGINNING 01/01/04 AND ENDING 12/31/04
MM/DD/YY MM/DD/YY

A. REGISTRANT IDENTIFICATION

NAME OF BROKER-DEALER: **Variable Asset Strategies, Inc.**
(formerly Altis Securities, Inc.)
 ADDRESS OF PRINCIPAL PLACE OF BUSINESS: (Do not use P.O. Box No.)
6047 S. Syracuse Way, Suite 307

OFFICIAL USE ONLY
 FIRM I.D. NO.

(No. and Street)

Greenwood Village

CO

80111

(City)

(State)

(Zip Code)

NAME AND TELEPHONE NUMBER OF PERSON TO CONTACT IN REGARD TO THIS REPORT
Gordon Dihle **303-397-1956**
(Area Code - Telephone Number)

B. ACCOUNTANT IDENTIFICATION

INDEPENDENT PUBLIC ACCOUNTANT whose opinion is contained in this Report*

Spicer Jeffries LLP

(Name - if individual, state last, first, middle name)

5251 S Quebec St, Suite 200

Greenwood Village

CO

80111

(Address)

(City)

(State)

(Zip Code)

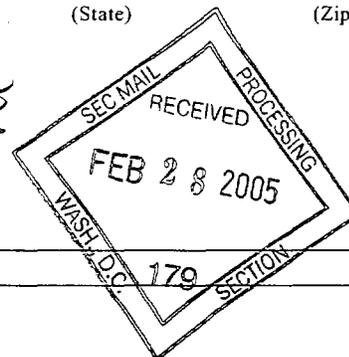
CHECK ONE:

- Certified Public Accountant
- Public Accountant
- Accountant not resident in United States or any of its possessions.

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FINANCIAL



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*Claims for exemption from the requirement that the annual report be covered by the opinion of an independent public accountant must be supported by a statement of facts and circumstances relied on as the basis for the exemption. See Section 240.17a-5(e)(2)

SEC 1410 (06-02)

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OATH OR AFFIRMATION

I, Gordon Dihle, swear (or affirm) that, to the best of my knowledge and belief the accompanying financial statement and supporting schedules pertaining to the firm of Variable Asset Strategies, Inc. (formerly Altis Securities, Inc.), as of December 31, 2004, are true and correct. I further swear (or affirm) that neither the company nor any partner, proprietor, principal officer or director has any proprietary interest in any account classified solely as that of a customer, except as follows:

Gordon Dihle

Signature

President

Title

Doreen J. Flinn

Notary Public

My Comm. expires 10/12/06

This report ** contains (check all applicable boxes):

- (a) Facing Page.
- (b) Statement of Financial Condition.
- (c) Statement of Income (Loss).
- (d) Statement of Changes in Financial Condition.
- (e) Statement of Changes in Stockholders' Equity or Partners' or Sole Proprietors' Capital.
- (f) Statement of Changes in Liabilities Subordinated to Claims of Creditors.
- (g) Computation of Net Capital, including reconciliation of X-17A-5 Part II filing with this Rule 17a-5(d) report, if applicable.)
- (h) Computation for Determination of Reserve Requirements Pursuant to Rule 15c3-3.
- (i) Information Relating to the Possession or Control Requirements Under Rule 15c3-3.
- (j) A Reconciliation, including appropriate explanation of the Computation of Net Capital Under Rule 15c3-3 and the Computation for Determination of the Reserve Requirements Under Exhibit A of Rule 15c3-3.
- (k) A Reconciliation between the audited and unaudited Statements of Financial Condition with respect to methods of consolidation.
- (l) An Oath or Affirmation.
- (m) A copy of the SIPC Supplemental Report.
- (n) A report describing any material inadequacies found to exist or found to have existed since the date of the previous audit.
- (o) Independent Auditors' Report on Internal Accounting Control

**For conditions of confidential treatment of certain portions of this filing, see section 240.17a-5(e)(3).

VARIABLE ASSET STRATEGIES, INC.
(formerly ALTIS SECURITIES, INC.)

REPORT PURSUANT TO RULE 17a-5(d)

YEAR ENDED DECEMBER 31, 2004

VARIABLE ASSET STRATEGIES, INC.
(formerly ALTIS SECURITIES, INC.)

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CERTIFIED PUBLIC ACCOUNTANTS

5251 SOUTH QUEBEC STREET • SUITE 200

GREENWOOD VILLAGE, COLORADO 80111

TELEPHONE: (303) 753-1959

FAX: (303) 753-0338

www.spicerjeffries.com

INDEPENDENT AUDITORS' REPORT

The Board of Directors of
Variable Asset Strategies, Inc.
(formerly Altis Securities, Inc.)

We have audited the accompanying statement of financial condition of Variable Asset Strategies, Inc. (formerly Altis Securities, Inc.) (the "Company") as of December 31, 2004, and the related statements of operations, changes in shareholder's equity and cash flows for the year then ended. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Variable Asset Strategies, Inc. (formerly Altis Securities, Inc.) as of December 31, 2004, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Our audit was made for the purpose of forming an opinion on the financial statements taken as a whole. The information contained in the supplemental schedule listed in the accompanying index is presented for purposes of additional analysis and is not required for a fair presentation of the financial statements, but is supplementary information required by Rule 17a-5 of the Securities and Exchange Commission. Such information has been subjected to the auditing procedures applied in our audit of the financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole.

A handwritten signature in cursive script that reads "Spicer Jeffries LLP".

Greenwood Village, Colorado
January 29, 2005

VARIABLE ASSET STRATEGIES, INC.
(formerly ALTIS SECURITIES, INC.)

STATEMENT OF FINANCIAL CONDITION
DECEMBER 31, 2004

ASSETS

Cash and cash equivalents	\$	7,128
Prepaid expenses		5,427
Equipment, net of \$1,946 accumulated depreciation		<u>287</u>
<i>Total assets</i>	\$	<u><u>12,842</u></u>

LIABILITIES AND SHAREHOLDER'S EQUITY

LIABILITIES:

Accrued liabilities	\$	<u>244</u>
<i>Total liabilities</i>		<u>244</u>

CONTINGENCIES (Note 5)

SHAREHOLDERS' EQUITY (Note 2):

Common stock, par value \$0.001 per share; 100,000,000 shares authorized; 27,000,000 shares issued and outstanding		27,000
Additional paid-in capital		30,632
Deficit		<u>(45,034)</u>
<i>Total shareholder's equity</i>		<u>12,598</u>
<i>Total liabilities and shareholder's equity</i>	\$	<u><u>12,842</u></u>

The accompanying notes are an integral part of this statement.

VARIABLE ASSET STRATEGIES, INC.
(formerly ALTIS SECURITIES, INC.)

STATEMENT OF OPERATIONS
YEAR ENDED DECEMBER 31, 2004

REVENUE:		
Commissions	\$	17,095
Other income		<u>74,940</u>
<i>Total revenue</i>		<u>92,035</u>
EXPENSES:		
Commissions		68,073
Clearing expenses		12,995
General and administrative expenses		13,576
Occupancy expenses		<u>3,634</u>
<i>Total expenses</i>		<u>98,278</u>
NET LOSS	\$	<u>(6,243)</u>

The accompanying notes are an integral part of this statement.

VARIABLE ASSET STRATEGIES, INC.
(formerly ALTIS SECURITIES, INC.)

STATEMENT OF CHANGES IN SHAREHOLDER'S EQUITY
YEAR ENDED DECEMBER 31, 2004

	<u>Common Stock</u>		<u>Additional</u>	
	<u>Shares</u>	<u>Amount</u>	<u>Paid-In</u>	<u>(Deficit)</u>
			<u>Capital</u>	
BALANCES, December 31, 2003	27,000,000	\$ 27,000	\$ 30,599	\$ (38,791)
Contributed Capital	-	-	33	-
Net loss	-	-	-	(6,243)
BALANCES, December 31, 2004	<u>27,000,000</u>	<u>\$ 27,000</u>	<u>\$ 30,632</u>	<u>\$ (45,034)</u>

The accompanying notes are an integral part of this statement.

VARIABLE ASSET STRATEGIES, INC.
(formerly ALTIS SECURITIES, INC.)

STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2004
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS

CASH FLOWS FROM OPERATING ACTIVITIES:

Net loss	\$	(6,243)
Adjustments to reconcile net loss to net cash used in operating activities:		
Depreciation and amortization		320
Decrease in due from clearing broker		13,276
Decrease in commissions receivable		676
Increase in prepaid expenses		(1,376)
Increase in accrued liabilities		244
Decrease in commissions payable		<u>(1,404)</u>

Net cash provided by operating activities 5,493

CASH FLOWS FROM FINANCING ACTIVITIES:

Contributed capital		<u>33</u>
---------------------	--	-----------

NET INCREASE IN CASH AND CASH EQUIVALENTS 5,526

CASH AND CASH EQUIVALENTS, at beginning of year 1,602

CASH AND CASH EQUIVALENTS, at end of year \$ 7,128

VARIABLE ASSET STRATEGIES, INC.
(formerly ALTIS SECURITIES, INC.)

NOTES TO FINANCIAL STATEMENTS

NOTE 1 - BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Business and Basis of Accounting

Variable Asset Strategies, Inc., formerly Altis Securities, Inc., ("the Company") was incorporated in the state of Colorado on May 21, 1999. The Company is a wholly-owned subsidiary of Altis Capital Group, Inc. The Company operates as a securities broker-dealer registered with the Securities and Exchange Commission and is a member of the National Association of Securities Dealers, Inc. The Company deals mainly in mutual funds, securities and other investment products. During the year ended December 31, 2004 the Company changed its name to Variable Asset Strategies, Inc.

The Company, under Rule 15c3-3(k)(2)(ii), is exempt from the reserve and possession or control requirements of Rule 15c3-3 of the Securities and Exchange Commission. The Company does not carry or clear customer accounts. Accordingly, all customer transactions are executed and cleared on behalf of the Company by its clearing broker on a fully disclosed basis. The Company's agreement with its clearing broker provides that as clearing broker, that firm will make and keep such records of the transactions effected and cleared in the customer accounts as are customarily made and kept by a clearing broker pursuant to the requirements of Rules 17a-3 and 17a-4 of the Securities and Exchange Act of 1934, as amended (the Act). It also performs all services customarily incident thereon, including the preparation and distribution of customer's confirmations and statements and maintenance margin requirements under the Act and the rules of the Self Regulatory Organization of which the Company is a member.

Depreciation

The Company provides for depreciation of furniture and equipment on a straight-line basis over estimated useful lives of five to ten years.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Company considers money market funds at its clearing broker and all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Income Taxes

The Company files a consolidated income tax return with its parent corporation. However, for financial statement purposes, it presents income tax information as if it filed a separate tax return. The Company utilizes the asset and liability method of accounting for income taxes, as prescribed by Statement of Financial Accounting Standards 109. Under this method, deferred tax assets and liabilities are recognized for future tax consequences attributable to differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax bases. Deferred tax assets and liabilities are measured using the enacted tax rates expected to apply in the years in which these temporary differences are expected to be recovered or settled. Changes in tax rates are recognized in income in the period that includes the enactment date.

VARIABLE ASSET STRATEGIES, INC.
(formerly ALTIS SECURITIES, INC.)

NOTES TO FINANCIAL STATEMENTS

NOTE 1 - BUSINESS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
(continued)

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 - NET CAPITAL REQUIREMENTS

Pursuant to the net capital provisions of Rule 15c3-1 of the Securities Exchange Act of 1934, the Company is required to maintain a minimum net capital, as defined under such provisions. At December 31, 2004, the Company had net capital and net capital requirements of \$6,884 and \$5,000, respectively. The Company's net capital ratio (aggregate indebtedness to net capital) was .04 to 1. According to Rule 15c3-1, the Company's net capital ratio shall not exceed 15 to 1.

NOTE 3 - INCOME TAXES

The Company has approximately \$40,000 of net operating losses subject to various limitation imposed by the rules and regulations of the Internal Revenue Service due to prior changes in ownership expiring in 2019. It also has approximately \$42,000 of unlimited net operating losses expiring in 2022 and 2023 which may be used to offset future taxable income. These net operating loss carryforwards may provide tax benefits in the future of approximately \$19,000. Because the realization of this benefit is dependent on the Company's future taxable income, a valuation reserve in the same amount has been recorded. This reserve increased approximately \$2,000 for the year ended December 31, 2004.

NOTE 4 - RELATED PARTY TRANSACTIONS

The Company has entered into an expense agreement with a related party. The agreement provides that the Company will pay to the related party 25% of rent for the office and its portion of all other expenses incurred. For the year ended December 31, 2004 the Company paid \$5,687 to the related party for these expenses.

VARIABLE ASSET STRATEGIES, INC.
(formerly ALTIS SECURITIES, INC.)

NOTES TO FINANCIAL STATEMENTS

**NOTE 5 - FINANCIAL INSTRUMENTS WITH OFF-BALANCE SHEET RISKS
AND UNCERTAINTIES**

The Company is in business as a securities broker-dealer and deals primarily in mutual funds and other investment products which it buys and sells on behalf of its customers on a fully disclosed basis.

In the normal course of business, the Company's client activities ("clients") through its clearing broker involve the execution, settlement and financing of various client securities transactions. These activities may expose the Company to off-balance sheet risk. In the event the client fails to satisfy its obligations, the Company may be required to purchase or sell financial instruments at prevailing market prices in order to fulfill the client's obligations.

The Company bears the risk of financial failure by its clearing broker. If the clearing broker should cease doing business, the Company's receivable from its clearing broker could be subject to forfeiture.

The Company's financial instruments, including cash and cash equivalents, prepaid expenses and accrued liabilities are carried at amounts that approximate fair value due to the short-term nature of those instruments.

SUPPLEMENTARY INFORMATION

VARIABLE ASSET STRATEGIES, INC.
(formerly ALTIS SECURITIES, INC.)

COMPUTATION OF NET CAPITAL
PURSUANT TO UNIFORM NET CAPITAL RULE 15c3-1
DECEMBER 31, 2004

CREDIT:

Shareholder's equity \$ 12,598

DEBITS:

Nonallowable assets
Furniture and equipment, net 287
Prepaid expenses 5,427

Total debits 5,714

NET CAPITAL 6,884

Minimum requirements of 6-2/3% of aggregate indebtedness of
\$244 or \$5,000, whichever is greater 5,000

Excess net capital \$ 1,884

AGGREGATE INDEBTEDNESS:

Accounts payable \$ 244

RATIO OF AGGREGATE INDEBTEDNESS TO NET CAPITAL .04 to 1

NOTE: There are no material differences between the above computation of net capital and the corresponding computation as submitted by the Company with the unaudited Form X-17A-5 as of December 31, 2004.

**INDEPENDENT AUDITORS' REPORT ON
INTERNAL ACCOUNTING CONTROL REQUIRED BY SEC RULE 17a-5**

The Board of Directors of
Variable Asset Strategies, Inc.
Altis Securities, Inc.

In planning and performing our audit of the financial statements and supplementary information of Variable Asset Strategies, Inc. (formerly Altis Securities, Inc.) (the "Company") for the year ended December 31, 2004, we considered its internal control structure, including procedures for safeguarding securities, in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control structure.

Also, as required by Rule 17a5(g)(1) of the Securities and Exchange Commission ("SEC"), we have made a study of the practices and procedures (including tests of compliance with such practices and procedures) followed by Variable Asset Strategies, Inc. that we considered relevant to the objectives stated in Rule 17a-5(g), (i) in making the periodic computations of aggregate indebtedness and net capital under Rule 17a-3(a)(11) and the procedures for determining compliance with the exemptive provisions of Rule 15c3-3; and (ii) for safeguarding the occasional receipt of securities and cash until promptly transmitted to the Company's clearing brokers. We did not review the practices and procedures followed by the Company in making the quarterly securities examinations, counts, verifications and comparisons, and the recordation of differences required by Rule 17a-13 or complying with the requirements for prompt payment for securities under section 8 of Federal Reserve Regulation T of the Board of Governors of the Federal Reserve System, because the Company does not carry security accounts for customers or perform custodial functions relating to customer securities.

The management of the Company is responsible for establishing and maintaining an internal control structure and the practices and procedures referred to in the preceding paragraph. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of internal control structure policies and procedures and of the practices and procedures referred to in the preceding paragraph and to assess whether those practices and procedures can be expected to achieve the SEC's above-mentioned objectives. Two of the objectives of an internal control structure and the practices and procedures are to provide management with reasonable, but not absolute, assurance that assets for which the Company has responsibility are safeguarded against loss from unauthorized use or disposition and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. Rule 17a-5(g) lists additional objectives of the practices and procedures listed in the preceding paragraph.

Because of inherent limitations in any internal control structure or the practices and procedures referred to above, errors or fraud may occur and not be detected. Also, projection of any evaluation of them to future periods is subject to the risk that they may become inadequate because of changes in conditions or that the effectiveness of their design and operation may deteriorate. This report recognizes that it is not practicable in an organization the size of Variable Asset Strategies, Inc. to achieve all the divisions of duties and cross-checks generally included in a system of internal accounting control and that alternatively greater reliance must be placed on surveillance by management.

Our consideration of the internal control structure would not necessarily disclose all matters in the internal control structure that might be material weaknesses under standards established by the American Institute of Certified Public Accountants. A material weakness is a condition in which the design or operation of the specific internal control structure elements does not reduce to a relatively low level the risk that errors or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. However, we noted no matters involving the internal control structure, including procedures for safeguarding securities, that we consider to be material weaknesses as defined above.

We understand that practices and procedures that accomplish the objectives referred to in the second paragraph of this report are considered by the SEC to be adequate for its purposes in accordance with the Securities Exchange Act of 1934 and related regulations, and that practices and procedures that do not accomplish such objectives in all material respects indicate a material inadequacy for such purposes. Based on this understanding and on our study, we believe that the Company's practices and procedures were adequate at December 31, 2004, to meet the SEC's objectives.

In addition, our review indicated that Variable Asset Strategies, Inc. was in compliance with the conditions of exemption from Rule 15c3-3 pursuant to paragraph k(2)(ii) as of December 31, 2004, and no facts came to our attention to indicate that such conditions had not been complied with during the year.

This report is intended solely for the use of management, the Securities and Exchange Commission, the New York Stock Exchange, Inc. and other regulatory agencies which rely on Rule 17a-5(g) under the Securities Exchange Act of 1934 and should not be used for any other purpose.



Greenwood Village, Colorado
January 29, 2005