

SECURITIES AND EXCHANGE COMMISSION

Washington, DC 20549

FORM 10-Q

Quarterly Report Under Section 13 or 15(d)
of the Securities Exchange Act of 1934

For Quarter Ended September 30, 2003 Commission file number 0-11578

AMERICAN REPUBLIC REALTY FUND I

(Exact name of registrant as specified in its charter)

WISCONSIN
(State or other jurisdiction of
incorporation or organization)

39-1421936
(IRS Employer
Identification Number)

2800 N. Dallas Pkwy Suite 100
Plano, Texas 75093-5994

(Address of principal executive offices)

Registrant's telephone number, including area code: (972) 836-8000.

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

Yes: Y No:

REGISTRANT IS A LIMITED PARTNERSHIP

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The following Unaudited financial statements are filed herewith:

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The statements, insofar as they relate to the period subsequent to December 31, 2002, are Unaudited.

PART 1. FINANCIAL INFORMATION

Item 1. Financial Statements

AMERICAN REPUBLIC REALTY FUND I

Condensed Consolidated Balance Sheets

	September 30 <u>2003</u> (Unaudited)	December 31, <u>2002</u>
ASSETS		
Real Estate assets, at cost		
Land	\$1,822,718	\$1,822,718
Buildings and improvements	16,006,007	16,006,007
	17,828,725	17,828,725
Less: Accumulated depreciation	(12,971,239)	(12,446,239)
Real Estate, net	4,857,486	5,382,486
Cash including cash investments	267,621	214,237
Escrow deposits	670,868	572,601
Prepaid Expenses	83,901	32,194
Deferred Financing Fees	86,036	103,242
TOTAL ASSETS	<u>\$5,965,912</u>	<u>\$6,304,760</u>
LIABILITIES AND PARTNERS' EQUITY:		
LIABILITIES		
Mortgage and notes payable	\$10,094,884	\$10,211,238
Amounts due affiliates	1,446	1,725
Real estate taxes payable	225,747	0
Security deposits	74,992	75,028
Accounts payable & accrued expenses	188,121	333,000
Total liabilities	<u>10,585,190</u>	<u>10,620,991</u>
PARTNERS CAPITAL (DEFICIT)		
Limited Partners	(4,657,374)	(4,357,357)
General Partner	38,096	41,126
Total Partners Capital (Deficit)	<u>(4,619,278)</u>	<u>(4,316,231)</u>
TOTAL LIABILITIES AND PARTNER DEFICIT	<u>\$5,965,912</u>	<u>\$6,304,760</u>

AMERICAN REPUBLIC REALTY FUND I
Condensed Consolidated Statement of Operations
(Unaudited)

	Three Months Ended September 30,		Nine Months Ended September 30,	
	<u>2003</u>	<u>2002</u>	<u>2003</u>	<u>2002</u>
REVENUES				
Rental income	647,493	673,311	1,975,407	2,004,444
Other property	16,648	17,253	48,161	50,615
Total revenues	<u>664,141</u>	<u>690,564</u>	<u>2,023,568</u>	<u>2,055,059</u>
EXPENSES				
Salaries & wages	98,811	96,086	276,294	260,506
Maintenance & repairs	59,158	91,062	172,069	206,108
Utilities	49,903	52,170	158,179	153,721
Real estate taxes	75,249	75,915	225,747	228,411
General administrative	30,167	25,238	84,175	82,267
Contract services	29,119	25,978	83,589	79,590
Insurance	31,921	23,691	83,356	62,377
Interest	199,227	201,923	599,751	607,682
Depreciation and amortization	180,736	180,735	542,208	542,207
Property management fees (a)	33,292	34,522	101,247	102,627
Total expenses	<u>787,583</u>	<u>807,320</u>	<u>2,326,615</u>	<u>2,325,496</u>
Net Income	<u>(\$123,442)</u>	<u>(\$116,756)</u>	<u>(\$303,047)</u>	<u>(\$270,437)</u>
NET INCOME PER UNIT	<u>\$ (11.22)</u>	<u>\$ (10.61)</u>	<u>\$ (27.55)</u>	<u>\$ (24.59)</u>

See Notes to Condensed Consolidated Financial Statements

AMERICAN REPUBLIC REALTY FUND I

Condensed Consolidated Statement of Cash Flows

See Notes to Condensed Consolidated Financial Statements

Unaudited

	Nine Months Ended September 30,	
	<u>2003</u>	<u>2002</u>
CASH FLOWS FROM OPERATING ACTIVITY		
Net income (loss)	(\$303,047)	(\$270,437)
Adjustments to reconcile net income (loss) to net cash provided by operating activities:		
Depreciation and amortization	525,000	525,000
Net Effect of changes in operating accounts		
Escrow deposits	(98,267)	(6,839)
Prepaid expenses	(51,707)	(40,386)
Accrued real estate taxes	225,747	228,411
Security deposits	(36)	527
Accounts payable	(144,879)	(178,547)
Other assets	17,206	17,208
Net cash provided by (used for) operating activities	<u>170,017</u>	<u>274,937</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Repayment of mortgage notes payable	(116,354)	(107,569)
Distributions to limited partners	0	(275,000)
Proceeds from amounts due affiliates	(279)	891
Net cash used for investing activities	<u>(116,633)</u>	<u>(381,678)</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	53,384	(106,741)
CASH AND CASH EQUIVALENTS, BEGINNING OF PERIOD	214,237	294,437
CASH AND CASH EQUIVALENTS, END OF PERIOD	<u>\$267,621</u>	<u>\$187,696</u>

Basis of Presentation:

Certain information and footnote disclosures normally included in financial statements prepared in accordance with generally accepted accounting principles have been condensed or omitted pursuant to such rules and regulations, although the Partnership believes that the disclosures are adequate to make the information presented not misleading. It is suggested that these condensed financial statements be read in conjunction with the financial statements and notes thereto included in the Partnership's latest annual report on Form 10-K.

Item 2. RESULTS OF OPERATIONS AND MANAGERMENTS DISCUSSION AND ANALYSIS **OF FINANCIAL CONDITION**

THIRD QUARTER 2003 COMPARED TO THIRD QUARTER 2002

At September 30, 2003 the Partnership owned two properties with approximately 416,623 net rentable square feet. Both properties are apartment communities. The portfolio had an average occupancy of 90.9% for the third quarter of 2003, as compared to 88.3% for the third quarter of 2002.

Revenue from property operations decreased \$26,423, or 3.83%, for the third quarter of 2003, as compared to the 2002 third quarter. The decrease in rental income of \$25,818 or 3.83% is primarily due to a decrease in rental rates. The decrease in other income of \$605 or 3.51% is primarily due to an decrease in Late and other fee collections from the properties. The following table illustrates the components:

	Three Month Increase (Decrease)	Percent Change
Rental income	(25,818)	3.83%
Other property	(605)	3.51%
Net Increase (Decrease)	(26,423)	3.83%

Property operating expenses decreased \$19,737 or 2.44%, for the third quarter of 2003, as compared to the same period in 2002. Maintenance & repairs decreased \$31,904 or 35.04% due to reduced property exterior construction projects. Insurance increased \$8,230 or 34.74% in connection with the annual policy renewal. The increase in general & administrative is due to increased professional fees and banks charges. The following table illustrates the components by category:

	Increase (Decrease)	Percent Change
Salaries & wages	2,725	2.84%
Maintenance & repairs	(31,904)	35.04%
Utilities	(2,267)	4.35%
Real estate taxes	(666)	0.88%
General administrative	4,929	19.53%
Contract services	3,141	12.09%
Insurance	8,230	34.74%
Interest	(2,696)	1.34%
Depreciation and amortization	1	0.00%
Property management fees	(1,230)	3.56%
(a)		
Net Increase (Decrease)	(19,737)	2.44%

THIRD QUARTER 2002 COMPARED TO THIRD QUARTER 2001

At September 30, 2002 the Partnership owned two properties with approximately 416,623 net rentable square feet. Both properties are apartment communities. The portfolio had an average occupancy of 88.3% for the third quarter of 2002, as compared to 96.5% for the third quarter of 2001.

Revenue from property operations decreased \$38,648, or 5.30%, for the third quarter of 2002, as compared to the 2001 third quarter. The decrease in rental income of \$33,718 or 4.77% is primarily due to an increase in vacancy. The decrease in other income of \$4,930 or 22.22% is primarily due to an decrease in Late and other fee collections from the properties. The following table illustrates the components:

	<u>Increase (Decrease)</u>	<u>Percent Change</u>
Rental income	(33,718)	4.77%
Other property	(4,930)	22.22%
Net Increase (Decrease)	<u>(38,648)</u>	<u>5.30%</u>

Property operating expenses increased \$39,235 or 5.11%, for the third quarter of 2002, as compared to the same period in 2001, primarily due to increases in maintenance & repair expense. The increase in maintenance & repairs expense of \$30,999 or 51.61% is associated with turnover and other make ready costs. Insurance increased \$8,600 or 56.99% in connection with the annual policy renewal. Salaries increased \$9,934 or 11.53% primarily due to increased on site maintenance. The following table illustrates the components by category:

	<u>Increase (Decrease)</u>	<u>Percent Change</u>
Salaries & wages	9,934	11.53%
Maintenance & repairs	30,999	51.61%
Utilities	(3,569)	6.40%
Real estate taxes	4,665	6.55%
General administrative	(1,748)	6.48%
Contract services	(430)	1.63%
Insurance	8,600	56.99%
Interest	(2,494)	1.22%
Depreciation and amortization	(5,001)	2.69%
Property management fees	(1,721)	4.75%
(a)		
Net Increase (Decrease)	<u>39,235</u>	<u>5.11%</u>

LIQUIDITY AND CAPITAL RESOURCES

While it is the General Partners primary intention to operate and manage the existing real estate investments, the General Partner also continually evaluates this investment in light of current economic conditions and trends to determine if this asset should be considered for disposal. At this time, there is no plan to dispose of either property.

As of September 30, 2003, the Partnership had \$267,621 in cash and cash equivalents as compared to \$214,237 as of December 31, 2002. The net increase in cash of \$53,384 is principally due to cash flow from operations.

On September 30, 2002 the partnership distributed \$25.00 per limited partnership unit to units of record September 30, 2002. This distribution was made from excess cash on hand from cash flow from operations.

Each asset of the fund refinanced its debt during July 1997. The fund retired debt with a face value of \$6,500,000 and replaced with debt of \$10,800,000. The new mortgages in the amounts of \$4,000,000, \$6,800,000 carry interest rates of 7.8% and 7.92% respectively. The notes come due August, 2007. The Partnerships required principal payments due under the stated terms of the Partnerships mortgage notes payable are \$140,551 \$152,028, and \$164,442 for each of the next three years.

For the foreseeable future, the Partnership anticipates that mortgage principal payments (excluding any balloon mortgage payments), improvements and capital expenditures will be funded by net cash from operations. The primary source of capital to fund future Partnership acquisitions and balloon mortgage payments will be proceeds from the sale, financing or refinancing of the Properties.

Other Information

Item 1.	Legal Proceedings
Item 2.	Changes in Securities None
Item 3.	Defaults Upon Senior Securities None
Item 4.	Submission of Matters to a Vote of Security Holders None
Item 5.	Other Information None
Item 6.	Exhibit and Reports on Form 8-K (A)The following documents are filed herewith or incorporated herein by reference as indicated as Exhibits:

Exhibit Designation

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Document Description

Certificate of Limited partnership, as amended, incorporated by reference to Registration Statement No.2-81074 effective May 2, 1983.

Limited Partnership Agreement, incorporated by reference to Registration Statement No.2-81074effective May 2,1983.

11	Not Applicable
15	Not Applicable
18	Not Applicable
19	Not Applicable
20	Not Applicable
23	Not Applicable
24	Not Applicable

25	Power of Attorney, incorporated by reference to Registration Statement No. 2-81074 effective May 2, 1983.
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28	None
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- 31.1 Certification Pursuant to Rules 13a-14 and 15d-14 Under the Securities Exchange Act of 1934, as Adopted Pursuant to Section 302 of the Sarbanes-Oxley Act of 2002, filed herewith.
- 32.1 Certification Pursuant to 18 U.S.C. Section 1350, as Adopted Pursuant to Section 906 of the Sarbanes-Oxley Act of 2002, filed herewith.
- (B) Reports on Form 8-K for the quarter ended September 30, 2003.
- 1 None

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

AMERICAN REPUBLIC REALTY FUND I
a Wisconsin limited partnership

By: /s/ Robert J. Werra
Robert J. Werra,
General Partner

Date: October 31, 2003

Exhibit 31.1

CERTIFICATION PURSUANT TO RULES 13a-14 AND 15d-14 UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS ADOPTED PURSUANT TO SECTION 302 OF THE SARBANES-OXLEY ACT OF 2002

I Robert J. Werra, Acting Principal Executive Officer and Chief Financial Officer of American Republic Realty Fund I (“the Company”), certify that:

1. I have reviewed this quarterly report on Form 10-Q of the Company;
2. Based on my knowledge, this quarterly report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this quarterly report;
3. Based on my knowledge, the financial statements, and other financial information included in this quarterly report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this quarterly report;
4. I am responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) and internal control over financial reporting (as defined in Exchange Act Rules 13a-15(f) and 15d-15(f)) for the Company and have:
 - a. designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under my supervision, to ensure that material information relating to the company and its consolidated subsidiaries is made known to me by others within those entities, particularly for the periods presented in this quarterly report;
 - b. designed such internal control over financial reporting, or caused such internal control over financial reporting to be designed under my supervision, to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles.
 - c. evaluated the effectiveness of the Companys disclosure controls and procedures and presented in this report my conclusions about the effectiveness of the disclosure controls and procedures, as of the end of the period covered by this report based on such evaluation; and

**CERTIFICATION PURSUANT TO RULES 13a-14 AND 15d-14 UNDER
THE SECURITIES EXCHANGE ACT OF 1934, AS ADOPTED PURSUANT TO
SECTION 302 OF THE SARBANES-OXLEY ACT OF 2002 - continued**

- d. disclosed in this report any change in the Companys internal control over financial reporting that occurred during the Companys most recent fiscal quarter that has materially affected, or is reasonably likely to materially affect, the Companys internal control over financial reporting; and
- 5. I have disclosed based on my most recent evaluation of internal control over financial reporting, to the Companys auditors and Audit Committee of the Board of Directors (or persons fulfilling the equivalent function):
 - a. all significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the Companys ability to record, process, summarize, and report financial data; and
 - b. any fraud, whether or not material, that involves management or other employees who have a significant role in the Companys internal control over financial reporting.

/s/ Robert J. Werra

Robert J. Werra
Acting Principal Executive Officer and Chief Financial Officer
October 31, 2003

Exhibit 32.1

**CERTIFICATION PURSUANT TO
18 U.S.C. SECTION 1350,
AS ADOPTED PURSUANT TO
SECTION 906 OF THE SARBANES-OXLEY ACT OF 2002**

In connection with the Quarterly Report of American Republic Realty Fund I (“the Company”) on Form 10-Q for the period ending September 30, 2003 as filed with the Securities and Exchange Commission on the date hereof (“the Report”), I, Robert J. Werra, Acting Principal Executive Officer and Chief Financial Officer of the Company, certify, pursuant to 18 U.S.C. 1350, as adopted pursuant to 906 of the Sarbanes-Oxley Act of 2002, that:

- (1) The report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended; and
- (2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

/s/ Robert J. Werra

Robert J. Werra
Acting Principal Executive Officer and Chief Financial Officer
October 31, 2003