

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 June 30, 2004

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, 2003, are Unaudited.

PART 1. FINANCIAL INFORMATION

Item 1. Financial Statements

AMERICAN REPUBLIC REALTY FUND I

Condensed Consolidated Balance Sheets

	June 30, 2004 <u>2004</u> (Unaudited)	December 31, <u>2003</u>
ASSETS		
Real Estate assets, at cost		
Land	\$1,822,718	\$1,822,718
Buildings and improvements	16,099,903	16,099,903
	17,922,621	17,922,621
Less: Accumulated depreciation	(13,427,432)	(13,097,432)
Real Estate, net	4,495,189	4,825,189
 Cash including cash investments	 392,607	 435,304
Escrow deposits	356,512	427,384
Prepaid Expenses	127,362	43,377
Deferred Financing Fees	68,828	80,300
 TOTAL ASSETS	 <u><u>\$5,440,498</u></u>	 <u><u>\$5,811,554</u></u>
 LIABILITIES AND PARTNERS' EQUITY:		
LIABILITIES		
Mortgage and notes payable	\$9,996,164	\$10,070,686
Note Payable to affiliates	0	0
Amounts due affiliates	1,772	2,452
Real estate taxes payable	150,498	0
Security deposits	68,322	71,944
Accounts payable & accrued expenses	110,544	319,414
 Total liabilities	 <u>10,327,300</u>	 <u>10,464,496</u>
PARTNERS CAPITAL (DEFICIT)		
Limited Partners	(4,922,222)	(4,690,701)
General Partner	35,420	37,759
 Total Partners Capital (Deficit)	 <u>(4,886,802)</u>	 <u>(4,652,942)</u>
 TOTAL LIABILITIES AND PARTNER DEFICIT	 <u><u>\$5,440,498</u></u>	 <u><u>\$5,811,554</u></u>

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

	Three Months Ended March 31,		Six Months Ended June 30,	
	<u>2004</u>	<u>2003</u>	<u>2004</u>	<u>2003</u>
REVENUES				
Rental income	590,429	645,256	1,213,001	1,327,914
Other property	16,746	16,717	32,043	31,513
Total revenues	607,175	661,973	1,245,044	1,359,427
EXPENSES				
Salaries & wages	74,255	80,677	160,489	177,483
Maintenance & repairs	38,753	73,424	94,987	112,911
Utilities	49,713	54,113	103,917	108,276
Real estate taxes	75,249	75,249	150,498	150,498
General administrative	30,984	31,859	48,909	54,008
Contract services	27,368	28,152	56,071	54,470
Insurance	33,444	27,744	65,365	51,435
Interest	197,146	199,922	394,944	400,524
Depreciation and amortization	170,736	180,736	341,472	361,472
Property management fees (a)	30,359	33,096	62,252	67,955
Total expenses	728,007	784,972	1,478,904	1,539,032
Net Income	(\$120,832)	(\$122,999)	(\$233,860)	(\$179,605)
NET INCOME PER UNIT	\$ (10.98)	\$ (11.18)	\$ (21.26)	\$ (16.33)

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

	Six Months Ended June 30,	
	<u>2004</u>	<u>2003</u>
CASH FLOWS FROM OPERATING ACTIVITY		
Net income (loss)	(\$233,860)	(\$179,600)
Adjustments to reconcile net income (loss) to net cash provided by operating activities:		
Depreciation and amortization	330,000	350,000
Net Effect of changes in operating accounts		
Escrow deposits	70,872	11,300
Prepaid expenses	(83,985)	(83,600)
Accrued real estate taxes	150,498	150,400
Security deposits	(3,622)	1,900
Accounts payable	(208,870)	(153,500)
Other assets	11,472	11,400
Net cash provided by (used for) operating activities	<u>32,505</u>	<u>108,500</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Repayment of mortgage notes payable	(74,522)	(80,600)
Proceeds from amounts due affiliates	(680)	(2,300)
Net cash used for investing activities	<u>(75,202)</u>	<u>(82,900)</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(42,697)	25,500
CASH AND CASH EQUIVALENTS, BEGINNING OF PERIOD	435,304	214,200
CASH AND CASH EQUIVALENTS, END OF PERIOD	<u>\$392,607</u>	<u>\$239,700</u>

Basis of Presentation:

The accompanying unaudited condensed consolidated financial statements have been prepared by American Republic Realty Fund I (the "Company") pursuant to the rules and regulations of the Securities and Exchange Commission. The financial statements reflect all adjustments that are, in the opinion of management, necessary to fairly present such information. All such adjustments are of a normal recurring nature. Although the Company believes that the disclosures are adequate to make the information presented not misleading, certain information and footnote disclosures, including a description of significant accounting policies normally included in financial statements prepared in accordance with accounting principles generally accepted in the United States of America, have been condensed or omitted pursuant to such rules and regulations.

These financial statements should be read in conjunction with the financial statements and notes thereto included in the Company's 2003 Annual Report on Form 10-K filed with the Securities and Exchange Commission. The results of operations for interim periods are not necessarily indicative of the results for any subsequent quarter or the entire fiscal year ending December 31, 2004.

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

SECOND QUARTER 2004 COMPARED TO SECOND QUARTER 2003

At June 30, 2004 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 83.2% for the second quarter of 2004, as compared to 90.2% for the second quarter of 2003.

Revenue from property operations decreased \$54,798, or 8.28%, for the second quarter of 2004, as compared to the 2003-second quarter. The decrease in rental income of \$54,827 or 8.50% is primarily due to an increase in vacancy. The increase in other income of \$29 or 0.17% is primarily due to an increase 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	(54,827)	8.50%
Other property	29	0.17%
Net Increase (Decrease)	<u>(54,798)</u>	<u>8.28%</u>

Property operating expenses decreased \$56,965 or 7.26%, for the second quarter of 2004, as compared to the same period in 2003. Maintenance & repairs decreased \$34,671 or 47.22% due to decreased extraordinary maintenance items being performed. Insurance increased \$5,700 or 20.54% in connection with the annual policy renewal. The following table illustrates the components by category:

	<u>Increase (Decrease)</u>	<u>Percent Change</u>
Salaries & wages	(6,422)	7.96%
Maintenance & repairs	(34,671)	47.22%
Utilities	(4,400)	8.13%
Real estate taxes	0	0.00%
General administrative	(875)	2.75%
Contract services	(784)	2.78%
Insurance	5,700	20.54%
Interest	(2,776)	1.39%
Depreciation and amortization	(10,000)	5.53%
Property management fees (a)	(2,737)	8.27%
Net Increase (Decrease)	<u>(56,965)</u>	<u>7.26%</u>

SECOND QUARTER 2003 COMPARED TO SECOND QUARTER 2002

Revenue from property operations decreased \$10,523, or 1.56%, for the second quarter of 2003, as compared to the 2002 second quarter. The decrease in rental income of \$11,651 or 1.77% is primarily due to a decrease in rental rates. The increase in other income of \$1,128 or 7.24% is primarily due to an increase 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	(11,651)	1.77%
Other property	1,128	7.24%
Net Increase (Decrease)	<u>(10,523)</u>	<u>1.56%</u>

Property operating expenses increased \$22,827 or 3.00%, for the second quarter of 2003, as compared to the same period in 2002. Insurance increased \$6,734 or 32.05% in connection with the annual policy renewal. The increase in maintenance & repairs expense of \$13,428 or 22.38% is represents pool repairs completed in the quarter. Utilities increased \$4,133 or 8.27% primarily due to increased gas and electrical costs. The following table illustrates the components by category:

	<u>Increase (Decrease)</u>	<u>Percent Change</u>
Salaries & wages	2,468	3.16%
Maintenance & repairs	13,428	22.38%
Utilities	4,133	8.27%
Real estate taxes	(999)	1.31%
General administrative	(916)	2.79%
Contract services	1,093	4.04%
Insurance	6,734	32.05%
Interest	(2,643)	1.30%
Depreciation and amortization	0	0.00%
Property management fees (a)	(471)	1.40%
Net Increase (Decrease)	<u>22,827</u>	<u>3.00%</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 June 30, 2004, the Partnership had \$392,607 in cash and cash equivalents as compared to \$435,304 as of December 31, 2003. The net decrease in cash of \$42,697 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 \$152,028, \$164,442 and \$177,870 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.

Item 3 – Quantitative and Qualitative Disclosure about Market Risk

The Partnership is exposed to interest rate changes primarily as a result of its real estate mortgages. The Partnerships interest rate risk management objective is to limit the impact of interest rate changes on earnings and cash flows and to lower its overall borrowing costs. To achieve its objectives, the Partnership borrows primarily at fixed rates. The Partnership does not enter into derivative or interest rate transactions for any purpose.

The Partnerships' activities do not contain material risk due to changes in general market conditions. The partnership invests only in fully insured bank certificates of deposits, and mutual funds investing in United States treasury obligations.

Item 4 - Controls and Procedures

Based on their most recent evaluation, which was completed within 90 days of the filing of this Form 10-Q, our Acting Principal Executive Officer and Chief Financial Officer, believe our disclosure controls and procedures (as defined in Exchange Act Rules 13a-14 and 15d-14) are effective. There were not any significant changes in internal controls or in other factors that could significantly affect these controls subsequent to the date of their evaluation, and there has not been any corrective action with regard to significant deficiencies and material weaknesses.

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.
28	None
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 June 30, 2004.	
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: July 29, 2004

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
July 29, 2004

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 June 30, 2004 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
July 29, 2004