

ISSUER INFORMATION FILE

**PURSUANT TO
SECURITIES AND EXCHANGE COMMISSION
RULE 15c2-11**

March 31, 2007

ANDROS ISLE DEVELOPMENT CORP.
(a Nevada Corporation)

TRADING SYMBOL:

AVPJ

CUSIP NUMBER:

034535 10 4

TAX ID NUMBER:
20-2751353

**SHAREHOLDERS
OF RECORD: 85**

ISSUER'S EQUITY SECURITIES:

Common Equity Voting Shares

Issued and Outstanding Common Shares: 15,095,968
No Preferred Shares Issued and Outstanding

TRANSFER AGENT:

Manhattan Transfer Registrar
57 Eastwood Road
Miller Place, NY 11764

**Information provided pursuant to Rule 15c2-11 of the
Securities and Exchange Act of 1934, as amended**

ANDROS ISLE DEVELOPMENT CORP.

(a Nevada Corporation)

CUSIP NUMBER:

034535 10 4

ISSUER INFORMATION FILE

AS OF

March 31, 2007

The information furnished herein has been prepared from the books and records of the issuer by its officers and directors in accordance with the Securities and Exchange Commission Rule 15c2-11 as amended:

No dealer, salesman or any other person has been authorized to give any information, or to make any representations, not contained herein in connection with the issuer. Such information or representations, if made, must not be relied upon as having been authorized by the issuer, and:

Delivery of this information file does not at any time imply that the information contained herein is correct as of any time subsequent to the date first written above.

ANDROS ISLE DEVELOPMENT CORP.

March 31, 2007

Information required to conform to the provisions of
subparagraph (a) (5) of Rule 15c2-11 promulgated by the Securities
and Exchange Commission under the Securities Exchange Act of 1934

ITEM 1. EXACT NAME OF THE ISSUER AND ITS PREDECESSOR:

The exact name of the Issuer is ANDROS ISLE DEVELOPMENT CORP., formerly known as Fortune Real Estate Development Corp., a Nevada corporation, and herein referred to as the “Issuer” or the “Company”.

ITEM 2. ADDRESS OF THE ISSUER’S PRINCIPAL EXECUTIVE OFFICES:

The address of the Issuer’s principal office is

1031 Ives Dairy Road, Suite 228,
Miami, FL 33179

Telephone: (305) 914-0159, Fax: (305) 675-3866,
website: www.androsisledevelopment.net.

ITEM 3. ISSUER’S STATE OF INCORPORATION:

The Issuer is a Nevada corporation,

ITEM 4. EXACT TITLE AND CLASS OF THE ISSUER’S SECURITIES:

The Issuer has 200,000,000 common shares authorized; 10,000,000 shares of preferred shares authorized.

CUSIP#: 034535 10 4

SIC Code: 6552

Secondary SIC Code: Not applicable

Symbol: AVPJ

ITEM 5. PAR OR STATED VALUE OF THE ISSUER'S SECURITIES:

The Issuer's 200,000,000 shares of common stock have a par value of \$0.001 and the Issuer's 10,000,000 shares of preferred stock have a par value of \$0.01.

ITEM 6. NUMBER OF SHARES OR TOTAL AMOUNT OF THE ISSUER'S SECURITIES OUTSTANDING AT THE END OF THE ISSUER'S MOST RECENT FISCAL YEAR:

Common Stock

As of December 31, 2006, there are **15,095,968** shares of common stock issued and outstanding. 14,295,968 – RESTRICTED; 800,000 FREE TRADING

Preferred Stock

As of December 31, 2006, there are no preferred shares of stock issued and outstanding.

There are currently 85 shareholders

ITEM 7. NAME AND ADDRESS OF THE ISSUER'S STOCK TRANSFER AGENT:

The Issuer's Stock Transfer Agent is:

Manhattan Transfer Registrar
57 Eastwood Road
Miller Place, NY 11764

Manhattan Transfer Registrar is registered with the Securities and Exchange Commission

ITEM 8. NATURE OF THE ISSUER'S BUSINESS:

A. Business Operations

The Company is presently conducting operations pursuant to its business plan. The plan calls for the acquisition and development of luxury resort development projects. The Company is currently negotiating the acquisition of several projects in the Bahamas and The Dominican Republic

1. ANDROS ISLE DEVELOPMENT CORP. is a Nevada Corporation.
2. The Issuer's date of incorporation is July 15, 2004, under the laws of the State of Nevada.
3. The Company's fiscal year end is December 31. However, the Company's board of directors has approved a change to the fiscal year end to March 31. This change is pending IRS approval.
4. The Issuer has never filed bankruptcy
5. The company specializes in the development and construction of Luxury residential and condominium units and offers them for resale to the general public
6. There have been no defaults on any indebtedness
7. There has been no change of control since April 2005 when the Issuer completed a reverse merger with Andros Isle Development, Ltd., a Bahamian entity and installed new officers.
8. There has been no increase of 10% or more in the same class outstanding equity securities.
9. In April 15, 2005, Fortune Real Estate Development Corp, a Nevada corporation, acquired and merged all of its assets and interest with in Andros Isle Development, Ltd., a Bahamian entity. Subsequent to the acquisition and merger, the company changed its name to ANDROS ISLE DEVELOPMENT CORP. The company also affected a one-for-ten reverse stock split.
10. The Issuer's securities have never been de-listed by any securities exchange or NASDAQ.
11. There are no current, past, pending or threatening legal proceedings.

B. Business of the Issuer

Andros Isle Development Corp aggressively seeks out the best available vacant and raw land available in the Caribbean for acquisition and development. We attempt to negotiate with the owner(s) of the property for acquisition and / or joint venture partnership for future development. We believe that if we can acquire prime real estate property (particularly ocean/beachfront), we can develop luxury residential and commercial units for resale.

1. The Issuers primary and secondary SIC Codes:

SIC Code: 6552

Secondary SIC Code: Not Applicable

2. If the Issuer has never conducted operations, is in the development stage or is currently conducting operations. Not applicable.

3. State the names of any parent, subsidiary or affiliate of the Issuer, and describe its business purpose, its method of operation, its ownership, and whether it is included in the financial statements attached to this disclosure document. We have one subsidiary – Andros Isle Development, Ltd., a Bahamian corporation. The subsidiary is 100% owned by Andros Isle Development Corp. Its business purpose is to manage and develop all the real estate development projects in the Caribbean on behalf of its parent entity, Andros Isle Development Corp. All operations of Andros Isle Development, Ltd. Will be included in the financial statements of the parent company.

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4. The effect of existing or probably governmental regulations on the business. The Issuer's business is not regulated by governmental agencies. At this time, it is not known if there will be any future regulations imposed by the regulators.

5. An estimate of the amount spent during each of the last two fiscal years on research and development activities, and, if applicable, the extent to which the cost of such activities are borne directly by customers. Not Applicable.

6. Cost and effects of compliance with environmental laws, federal, state and local. The Issuer is not affected by environmental laws, federal, state and local.

7. Number of total employees and number of full time employees: At this time, the Issuer has no full or part time employees and is dependent on the officers and directors of the Issuer to operate the Issuer's business.

C. Investment Policies

1. Investment in Real Estate or interest in Real Estate. The Issuer does not own any real estate.

2. Investments in Real Estate mortgages: The Issuer does not own any real estate mortgages.

3. Securities of or interests in persons primarily engaged in real estate: The Issuer does not intend to invest in securities of any kind at this time. The Issuer intends to place any surplus capital in bank certificates of deposit or established money market short -term accounts.

ITEM 9. NATURE OF THE ISSUER'S PRODUCTS OR SERVICES:

1. Principal products or services, and their markets: Our principal business is the development of land including residential and resort-type communities in the Caribbean

2. Distribution Methods of the Products or Services: When we develop the projects, we may form a strategic relationship with a firm that currently markets similar products or develop our own marketing program for the new development

3. Status of any publicly announced new product or service:

In December 2004, the Company entered into a development agreement to develop 248 acres of land owned by the Campbell-Storr estate located on Andros Island in the Bahamas. The company planned to develop a luxury resort and residential development on the site.

In June 2006, the company cancelled the development agreement with the Campbell-Storr estate.

In June 2005, the company reached a tentative joint venture agreement with Inversiones Turia, S.A. that would give Andros a significant equity stake in a planned \$350MM Las Arenas Blancas Beach resort project. The terms of the agreement would also make Andros the lead manager for development of the project. The planned resort community is to be developed on a 394-acre tract of beachfront property located near Punta Cana in the Province of La Altagracia. The plans for the Las Arenas Resort complex includes a luxury five star hotel and spa with a 1,500-square-meter casino, 14 luxury ocean view villas, a golf club with a 27-hole championship golf course, and a full-service marina with 44 slips for up to 80-foot yachts. In addition to the luxury resort, the Las Arenas Blancas development is planned to include a residential community with a country club and 200 houses with views to the golf course and the beaches.

Inversiones is in the process of addressing titling issues of lots that were sold prior to the joint venture agreement being signed. These issues need to be addressed before the project development can move forward.

In June 2006, the Company announced that its Bahamian Division, Andros Isle Development Ltd., signed a "Letter of Intent" to acquire a 198-acre parcel of beachfront property in North Andros Island in the Commonwealth of the Bahamas. The parcel is located just south of Morgan's Bluff on the eastern coast of North Andros. The planned development is slated to feature all of the amenities of a top-tier, luxury resort community. The development concept includes plans for a 120-room luxury hotel, an 80-slip marina for vessels up to 100 feet in length, 60 marina harbor town-homes, a championship golf course with a clubhouse and a retail shopping center, up to 200 ocean and golf course view condos, as well as a small, oceanfront residential community.

Final sales contract is still being negotiated with sellers.

In December, 2006, the company announced that Andros Isle Development Ltd., its wholly owned Bahamian subsidiary, signed an agreement to acquire a 2,700-plus-acre tract on property in the Dominican Republic. This property was originally master-planned as a luxury resort community that was to consist of 1,500 waterfront and golf course villas, 2,400 bungalows, 600 luxury apartments, 3 golf courses, as well as a 300 berth marina. Our attorneys (in the Dominican Republic) are still conducting a due diligence review of the transaction.

Final sales contract will be drafted and signed once the due diligence review is complete and assuming all parties can agree to final terms.

In January 2007, Andros Isle Development, Ltd., the Nassau, Bahamas based wholly owned subsidiary of Andros Isle Development Corporation signed a joint venture agreement with Russell Industries, Inc. The purpose of the Joint Venture is to facilitate the acquisition and development of Condo Hotels, Luxury Resorts, marinas and high end and resort communities in the Commonwealth of the Bahamas.

The joint venture team in charge of managing the operations is yet to be named. The team will focus on hotels that are currently operational that can be redeveloped as condo hotels as well as on small, ultra luxury development projects in the family islands.

4. Competitive business conditions, the issuer's competitive position in the industry, and methods of competition. There are many competitors in the luxury real estate development business in the Caribbean. These competitors are established and have greater financial resources than the Company.

5. Sources and availability of raw materials and the names of principal suppliers: Sources and raw materials are readily available to participate in the Company's projects. Principal suppliers, vendors, partners, etc., are yet to be named.

6. Dependence on one or a few major customers: Not Applicable.

7. Patents, trademarks, licenses, franchises, concessions, royalty agreements, or labor contracts, including their duration: Not Applicable

8. The need for government approval of principal products or services. All projects will require government permitting and approval.

ITEM 10. NATURE OF THE ISSUER'S FACILITIES:

The Issuer leases office space at 1031 Ives Dairy Road, Suite 228, Miami, FL 33179. The offices are on a short-term lease. The issuer does not own any property.

ITEM 11. SHARE STRUCTURE AND ISSUANCE HISTORY

The exact title and class of outstanding securities:

- Common Shares Authorized 200,000,000 as of 2007-01-01
- Common Shares Outstanding 15,095,968 as of 2007-01-01
- Preferred Shares Authorized 10,000,000 as of 2007-01-01
- Preferred Shares Outstanding – 0 - as of 2007-01-01

a) In addition, please provide the CUSIP and trading symbol.

CUSIP #034535 10 4; and Symbol AVPJ.PK

b) Description of the security.

i). Par or Stated Value. Provide the par or stated value for each class of outstanding securities.

Common stock - \$.001 par value

c) Common or Preferred Stock.

i) If the issuer is offering common equity, describe any dividend, voting and preemption rights.

The common stock has full voting rights which are non-cumulative and which will participate in any dividend. It does not have preemptive rights.

ii) If the issuer is offering preferred stock, describe the dividend, voting, conversion and liquidation rights as well as redemption or sinking fund provisions.

The issuer has announced a Private Placement for Preferred Stock. 5,000,000 shares of Series A preferred shares with an offering date of March 15, 2007. The shares are being offered at \$2.00 per share.

Terms of the Series A Preferred Stock Offering

Dividends..... Dividends declared will be paid in cash, or accrued to the preferred shareholder at the annual rate of 10%.

Conversion..... Convertible into three (3) shares of Common Stock (subject to anti-dilution adjustment) twelve (12) following the closing date of this offering. Automatically converts into Common Stock upon (i) consummation of an underwritten public offering that includes a registration of the shares of common stock shareholders with a price per share of \$5.00 or greater, and aggregate proceeds in excess of \$75,000,000.

Anti-Dilution..... Conversion ratio adjusted on broad-based weighted average basis in the event of an issuance below Series A price. No adjustment shall be made for the sale of Common Stock to employees, directors or consultants. Proportional adjustments will be made for stock splits and stock dividends.

Terms of the Series A Preferred Stock Offering, continued...

Voting Rights..... Each share of Series A preferred stock will receive .3333 of a vote, subject to adjustment, but also has class vote as provided by law and on (i) the creation of any senior or pari passu security, (ii) payment of dividends on Common Stock, (iii) repurchase of Common Stock except upon termination of employment, (iv) any transaction in which control of the Company is transferred, (v) an increase in the number of authorized shares of Series A Preferred, and (vi) any adverse change to the rights, preferences and privileges of the Series A Preferred.

Board.....The current holders of Common Stock will consent to holders of Series A Preferred Stock nominating one member of the Company's Board of Directors.

Liquidation Preference..... The holders of Series A Preferred Stock shall be entitled to a liquidation preference in cash of an amount equal to 100% of the purchase price per share stated above, plus accrued but unpaid dividends, if any. In addition to a dissolution of the Company, the liquidation preference shall be applicable, in the form of a cash payment to the holders of the Series A Preferred Stock that have not converted their shares into common stock, in the event of a sale of all or substantially all of the assets of, or merger or consolidation of or other similar change of control transaction with respect to the Company.

Redemption..... Optional Call and Redemption of Series A Preferred Stock. The Corporation may call for the redemption and repurchase of any and/or all shares of Series A Preferred Stock for a purchase price equal to \$2.00 per share plus declared and unpaid dividends (approximately adjusted for stock splits, reverse stock splits or similar combinations) (the "Series A Redemption Price") after a period of twelve (12) months following the offering date of this memorandum. Such redemption and repurchase shall be made from funds legally available for such purpose and which are not otherwise restricted.

d). Describe any other material rights of common or preferred stock holders.

Not Applicable

e). Describe any provision in issuer's charter or by-laws that would delay, defer or prevent a change in control of the issuer.

Not Applicable

f) The number of shares or total amount of the securities outstanding for each class of securities outstanding.

In answering this item, provide the information below for each class of securities authorized. Please provide this information (i) as of the end of the issuer's most recent fiscal quarter, (ii) as of the issuer's most recent fiscal year end, and (iii) as of the current date. (The goal of this item is to identify changes in securities outstanding. If this information is not available for the most recent fiscal quarter end ("FQE" and fiscal year end ("FYE"), or if the most recent FQE is the same as the FYE, please provide it for two alternative time periods.)

Common Stock Shares Outstanding

- Most recent quarter: 15,095,968
- Most recent year end 15,095,968
- Current date: 15,095,968

Preferred Stock Shares Outstanding

- Most recent quarter: -0-
- Most recent year end: -0-
- Current date: - 0 -

g) List of securities offerings and shares issued for services in the past two years:

- Stock Pro 2000 – 125,000 Common shares for Investor Relations Services
- Nicholas, Moore and Associates, Inc. 50,000 Common shares for Consulting services

ITEM 12. MANAGEMENT AND CONTROL STRUCTURE

The name of the chief executive officer, members of the board of directors, and control persons. The goal of this section is to provide an investor with a clear understanding of the identity of all the persons or entities that are involved in managing, controlling or advising the operations, business development and disclosure of the issuer, as well as the identity of any significant shareholders. Our directors, executive officers and key employees are listed below. Our Board of Directors determines the number of directors. All directors hold office until the next annual meeting of the Board or until their successors have been duly elected and qualified. Officers are elected by the Board of Directors and their terms of office are, except to the extent governed by employment contract, at the discretion of the Board.

Name	Position
Directors, Executive Officers & Other Key Employees:	
Donald Harper	President / Chief Executive Officer and Director
Karlisle M. Williamson, Sr.	Sr. Vice President, Secretary and Director
Damien Grider	President-Andros Isle Development, Ltd. /Director
Delroy Cowan	Director

ITEM 11. CHIEF EXECUTIVE OFFICERS AND MEMBERS OF THE BOARD OF DIRECTORS:

Donald Harper, President & CEO – Donald Harper began his career at Telephone Marketing Programs, Inc. (TMP, Inc.), New York in 1984 where, as Senior Account Executive, he developed and managed Yellow Pages Advertising Programs for large organizations such as Northwest Airlines and First Bank.

He went on to work for Target Corporation, Minneapolis, and held a series of progressively more responsible positions in merchandising, inventory accounting, accounts payable, and project management, eventually becoming Supervisor of Accounts Payable in 1997.

Mr. Harper moved on to become Project Manager at Rite Aid Corporation, in Harrisburg, PA, where he developed a series of change management programs and managed business re-engineering projects for Rite Aid's Strategic Business Solutions department. While there, he was responsible for the development and implementation of expense reduction and process improvement programs.

Mr. Harper went on to serve as a Senior Manager of Cost Recovery for Footlocker, Inc., at its Shared Services corporate headquarters in Harrisburg, PA. More recently, he served as Chief Financial Officer of Coast To Coast Healthcare Solutions, Inc. a healthcare agency in Miami, Florida.

Mr. Harper received his B.S. degree in accounting from Brooklyn College in New York.

Karlisle Max Williamson, Sr., Sr. Vice-President - Karlisle “Max” Williamson, Sr. is an entrepreneur and has served in the financial services industry for the past twenty-five years. He was a business partner with Hamilton Standard, Inc., and has also served as a National Account Manager in the telecommunications industry.

Prior to joining Andros Isle Development Corp, Mr. Williamson was Director of Commercial Finance for Starbank, Inc. where he was responsible for procuring financing for businesses. Mr. Williamson’s expertise lies in financial functions such as interbank transfers, international finance, foreign exchange, accounts receivable financing, equipment leasing & real estate financing (residential & commercial)

Mr. Williamson works closely with the CEO, and the Company's outside advisers to accomplish the Company's short and long term growth objectives.

Mr. Williamson received his Bachelors in Business Administration degree from the College of Arts, Science & Technology (C.A.S.T.) in Kingston, Jamaica. He is also a licensed Mortgage Broker in the State of Florida

Damien Grider, Director of Investor Relations / President, Andros Isle Development, Ltd. (Bahamas). - Damien Grider received both a Bachelors of Science Degree in Economics and a Bachelors of Science Degree in Criminology from The Florida State University in 1995.

Mr. Grider began his career as a Private Client Adviser for Olde Private Brokerage in the Fall of 1995. During his tenure at Olde Private Brokerage, Mr. Grider Co-managed client assets in excess of \$60MM, and personally gathered \$20MM in new accounts.

In early 1998, Mr. Grider joined Multi-Bank Securities as a Sales/Trader on their mortgage bond-trading floor. At Multi-Bank, Mr. Grider traded mortgage bonds and mortgage derivatives on behalf of small and mid-size financial institutions. In addition, he advised these clients on the movements in the interest rate market, and the impact of rate fluctuations on the clients’ cash management strategies.

Mr. Grider joined New Jersey based, Heartland Securities Corp’s Miami Trading Desk as Senior Equity Trader in the summer of 2000. At Heartland, Mr. Grider was responsible for the trading decisions in one of the firm’s proprietary NASDAQ trading accounts. As a top tier trader for Heartland, He set a record of six consecutive months without a losing day.

In January of 2002, Mr. Grider co-founded Miami based Private Equity firm, Nicholas, Moore and Associates Inc., and he heads its private equity division. Since joining Nicholas, Moore, and Associates Inc., he has been responsible for equity financing of numerous small cap companies as well as the creation of over \$700MM in shareholder equity through the structuring of reverse merger transactions.

Delroy Cowan - Delroy Cowan has a proven track record of business and real estate development. Born and raised in Jamaica, Mr. Cowan received his education and began his early career in business there, with one small retail tire store known as Tire King, which has successfully grown to become one of the largest chains of tire stores on the island. While in Jamaica, Mr. Cowan focused heavily on real estate development, by building and refurbishing both residential and commercial properties and then reselling them. He successfully completed several major developments including residential condominiums and one of the largest Amusement Parks in the Caribbean.

When he came to Florida in 1987, he continued in real estate development, buying and refurbishing apartment buildings. He soon had a thousand units rented, and then diversified into commercial property ownership. It was during this time that he again diversified and owned a variety of companies including a television network (the Caribbean Satellite Network) and a used car dealership in Miami.

Delroy Cowan, continued...

Continually analyzing and evaluating, Mr. Cowan realized that he much preferred real estate development, rather than the day-to-day demands of operating small businesses, so he sold most of his companies, retaining interest in the car dealership and Tire King. He continued to study the market, and saw a niche in the hotel industry, which has the potential for a great deal of profit. He is now specializing land development and in acquiring hotels and apartment buildings and redeveloping them as condo hotels and residential condos.

It is the Company's intention, following the completion of the equity raise, to increase the size of the Board of Directors, by adding individuals with relevant industry, business and financial expertise.

None of the above Officers or Directors has in the last 5 years been:

1. Convicted of any criminal proceedings either named or as a defendant.
2. Has not had an order, judgment, or decree, not subsequently reversed, suspended or vacated , by a court of competent jurisdiction that permanently or temporarily enjoined , barred , suspended or otherwise limited such person's involvement in any type of business , securities , commodities or banking activities.
3. Has not had a finding or judgment by a court of competent jurisdiction (in a civil action), the SEC, the CFTC, or a state securities regulator of a violation of federal or state securities or commodities law, which finding or judgment has not been reversed, suspended, or vacated.
4. Has not had an entry of an order by a self-regulatory organization that permanently or temporarily barred, suspended or otherwise limited such person's involvement in any type of business or securities activities.

f. Issuer's counsel:

The Issuer's securities counsel is:
Law offices of Derek Lewis, PA
Attorney at law
P.O. Box 612973
North Miami, Florida 33261
Tel: 305-735-2074; Fax: 305-851-8227

g. Issuer's Auditor:

None engaged at this time.

h. The Issuer's Public Relations Consultant.

The Issuer has no public relations consultants.

i. The Issuer's advisors who assisted in the preparation of this disclosure documentation.

The Issuer does not have advisors who have assisted in the preparation in this disclosure documentation.

THE OWNERSHIP OF THE ISSUER'S EQUITY SECURITIES BY MANAGEMENT OR ANYONE KNOWN TO THE ISSUER TO OWN BENEFICIALLY MORE THAN TEN PERCENT (10% FOR NON-REPORTING ISSUERS; 5% FOR REPORTING ISSUERS) OF THE OUTSTANDING SHARES AS AT THE DATE HEREOF:

Beneficial Owner	Shares	Percentage
Nicholas, Moore & Associates	5,062,551	33.5%
Delroy Cowan	3,203,930	21.2%
Donald Harper	1,880,675	12.5%
Karlisle Williamson, Sr.	1,864,616	12.4%

ITEM 13. ISSUER'S MOST RECENT BALANCE SHEET, PROFIT AND LOSS AND RETAINED EARNINGS STATEMENTS:

A copy of the company's latest financial statement shall be available to any shareholder requesting a copy from the company in writing.

The financial statements requested pursuant to this item shall be prepared in accordance with generally accepted accounting principles (GAAP) by persons with sufficient financial skills.

Information contained in annual financial statements will not be considered current more than 90 days after the end of the issuer's fiscal year immediately following the fiscal year for which such statement are provided, or with respect to quarterly financial statements, more than 45 days after the end of the quarter immediately following the quarter for which such statements are provided.

All such financial statements shall either be audited or contain a certification by the chief financial officer of the issuer, or any other person responsible for the preparation of such statements, that such statements, and the notes thereto, Present fairly, in all material respects, the financial position of the issuer and the results of its operations and cash flows for the periods Presented, in conformity with U.S. GAAP consistently applied. In the event that the person providing such certification did not prepare all or some of such statements, disclose the names, position and responsibilities of any persons or entities that were engaged to prepare or provide such information.

ITEM 14. ISSUER'S FINANCIAL STATEMENTS FOR THE TWO PRECEDING FISCAL YEARS;

A copy of the company's latest financial statement shall be available to any shareholder requesting a copy from the company in writing.

As a start-up company, we did not have audited financial statements for fiscal year 2005

The financial statements requested pursuant to this item shall be prepared in accordance with generally accepted accounting principles (GAAP) by persons with sufficient financial skills.

Information contained in annual financial statements will not be considered current more than 90 days after the end of the issuer's fiscal year immediately following the fiscal year for which such statement are provided, or with respect to quarterly financial statements, more than 45 days after the end of the quarter immediately following the quarter for which such statements are provided.

All such financial statements shall either be audited or contain a certification by the chief financial officer of the issuer, or any other person responsible for the preparation of such statements, that such statements, and the notes thereto, Present fairly, in all material respects, the financial position of the issuer and the results of its operations and cash flows for the periods Presented, in conformity with U.S. GAAP consistently applied. In the event that the person providing such certification did not prepare all or some of such statements, disclose the names, position and responsibilities of any persons or entities that were engaged to prepare or provide such information.

ITEM 15. DISCLOSURE WHETHER THE BROKER OR DEALER OR ANY ASSOCIATED PERSON IS AFFILIATED, DIRECTLY OR INDIRECTLY, WITH THE ISSUER:

The Issuer has no knowledge of any broker-dealer or associated person who is submitting quotations with respect to the Issuer's common stock, which may be affiliated or associated, directly or indirectly, with the Issuer.

ITEM 15. DISCLOSURE WHETHER THE QUOTATION IS BEING PUBLISHED OR SUBMITTED ON BEHALF OF ANY OTHER BROKER OR DEALER:

The Issuer's quotation is not being published or submitted on behalf of any other broker or dealer.

ITEM 16. DISCLOSURE WHETHER THE QUOTATION IS BEING SUBMITTED OR PUBLISHED DIRECTLY OR INDIRECTLY ON BEHALF OF THE ISSUER OR ANY DIRECTOR, OFFICER OR ANY PERSON DIRECTLY OR INDIRECTLY THE BENEFICIAL OWNER OF MORE THAN TEN PERCENT (10%) OF THE OUTSTANDING SHARES OF ANY EQUITY SECURITY OF THE ISSUER:

The Issuer has no knowledge of the quotation being submitted on behalf of the Issuer or any of its directors, officer or more than ten percent shareholder of the issuer's securities.

The undersigned hereby states this 31st Day of March 2007 that he has read the information set forth herein above, and attests hereby to the best of his knowledge and belief, such information is true and correct.

ANDROS ISLE DEVELOPMENT CORP.



Donald Harper
President and CEO

March 31, 2007

Date

Supplemental Information

- Certificate of Good Standing (State of Nevada)
- List of Directors & Officers
- Amendments to Articles of Incorporation
- Business Plan – Executive Summary

SECRETARY OF STATE



CERTIFICATE OF EXISTENCE WITH STATUS IN GOOD STANDING

I, ROSS MILLER, the duly elected and qualified Nevada Secretary of State, do hereby certify that I am, by the laws of said State, the custodian of the records relating to filings by corporations, non-profit corporations, corporation soles, limited-liability companies, limited partnerships, limited-liability partnerships and business trusts pursuant to Title 7 of the Nevada Revised Statutes which are either presently in a status of good standing or were in good standing for a time period subsequent of 1976 and am the proper officer to execute this certificate.

I further certify that the records of the Nevada Secretary of State, at the date of this certificate, evidence, **ANDROS ISLE DEVELOPMENT CORP.**, as a corporation duly organized under the laws of Nevada and existing under and by virtue of the laws of the State of Nevada since July 15, 2004, and is in good standing in this state.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on February 23, 2007.

ROSS MILLER
Secretary of State



Electronic Certificate
Certificate Number: C20070223-1367
You may verify this electronic certificate
online at <http://secretaryofstate.biz/>

ANDROS ISLE DEVELOPMENT CORP.

Business Entity Information

Status:	Active on 1/4/2007	File Date:	7/15/2004
Type:	Domestic Corporation	Corp Number:	C18631-2004
Qualifying State:	NV	List of Officers Due:	7/31/2007
Managed By:		Expiration Date:	

Resident Agent Information

Name:	FRED SCHIEMANN	Address 1:	429 W PLUMB
Address 2:		City:	RENO
State:	NV	Zip Code:	89509
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 100,000.00
Par Share Count:	10,000,000.00	Par Share Value:	\$ 0.01

Officers

☐ Include Inactive Officers

Director - DAMIEN GRINDER

Address 1:	19380 COLLINGS AVE #B-708	Address 2:	
City:	SUNNY ISLES BEACH	State:	FL
Zip Code:	33160	Country:	USA
Status:	Active	Email:	

President - DONALD W HARPER

Address 1:	3971 NW 34TH WAY	Address 2:	
City:	NORTH LAUDERDALE	State:	FL
Zip Code:	33309	Country:	USA
Status:	Active	Email:	

Treasurer - DONALD W HARPER

Address 1:	3971 NW 34TH WAY	Address 2:	
City:	NORTH LAUDERDALE	State:	FL
Zip Code:	33309	Country:	USA
Status:	Active	Email:	

Secretary - KARLISLE M WILLIAMSON SR

Address 1:	951 SW 69TH AVENUE	Address 2:	
City:	NORTH LAUDERDALE	State:	FL
Zip Code:	33068	Country:	USA
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Incorporation		
Document Number:	C18631-2004-001	# of Pages:	3
File Date:	07/15/2004	Effective Date:	

(No Notes for this action)

Action Type:	Initial List		
Document Number:	C18631-2004-002	# of Pages:	1
File Date:	07/16/2004	Effective Date:	

List of Officers for 2004 to 2005

List of Amendments for 2004 to 2006			
Action Type:	Amendment		
Document Number:	C18631-2004-003	# of Pages:	1
File Date:	08/11/2004	Effective Date:	

(1) PG. PXE			
KIMG MANAGEMENT GROUP, INC. PXEBISR 00001			
Action Type:	Amendment		
Document Number:	20050121943-87	# of Pages:	1
File Date:	04/13/2005	Effective Date:	
Previous Stock Value: Par Value Shares: 100,000,000 Value: \$ 0.001 No Par Value Shares: 0 ----- ----- Total Authorized Capital: \$ 100,000.00 New Stock Value: Par Value Shares: 200,000,000 Value: \$ 0.001 No Par Value Shares: 0 ----- Total Authorized Capital: \$ 200,000.00			
Action Type:	Annual List		
Document Number:	20050282023-54	# of Pages:	1
File Date:	07/21/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Resident Agent Resignation		
Document Number:	20050511237-06	# of Pages:	2
File Date:	10/26/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Reinstatement		
Document Number:	20070003483-57	# of Pages:	1
File Date:	01/03/2007	Effective Date:	
(No Notes for this action)			
Action Type:	Acceptance of Resident Agent		
Document Number:	20070003484-68	# of Pages:	1
File Date:	01/03/2007	Effective Date:	
(No Notes for this action)			
Action Type:	Amendment		
Document Number:	20070028435-91	# of Pages:	1
File Date:	01/16/2007	Effective Date:	01/16/2007
Previous Stock Value: Par Value Shares: 200,000,000 Value: \$ 0.001 No Par Value Shares: 0 ----- ----- Total Authorized Capital: \$ 200,000.00 New Stock Value: Par Value Shares: 10,000,000 Value: \$ 0.01 No Par Value Shares: 0 ----- Total Authorized Capital: \$ 100,000.00			



ROSS MILLER
Secretary of State
204 North Carson Street, Ste 1
Carson City, Nevada 89701-4299
(775) 684 5708
Website: secretaryofstate.biz

Certificate of Amendment

(PURSUANT TO NRS 78.385 AND 78.390)

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Amendment to Articles of Incorporation
For Nevada Profit Corporations
(Pursuant to NRS 78.385 and 78.390 - After Issuance of Stock)

1. Name of corporation:

ANDROS ISLE DEVELOPMENT CORP

2. The articles have been amended as follows (provide article numbers, if available):

To authorize the issuance of up to 10,000,000 shares of preferred stock of \$0.01 par value per share.

3. The vote by which the stockholders holding shares in the corporation entitling them to exercise at least a majority of the voting power, or such greater proportion of the voting power as may be required in the case of a vote by classes or series, or as may be required by the provisions of the* articles of incorporation have voted in favor of the amendment is: 75%

4. Effective date of filing (optional):

1/16/07

(must not be later than 90 days after the certificate is filed)

5. Officer Signature (Required):

X

*If any proposed amendment would alter or change any preference or any relative or other right given to any class or series of outstanding shares, then the amendment must be approved by the vote, in addition to the affirmative vote otherwise required, of the holders of shares representing a majority of the voting power of each class or series affected by the amendment regardless of limitations or restrictions on the voting power thereof.

IMPORTANT: Failure to include any of the above information and submit the proper fees may cause this filing to be rejected.

This form must be accompanied by appropriate fees.

Executive Summary

Vision: **Andros Isle Development Corporation** is a publicly traded real estate development company and is incorporated in the State of Nevada. Its primary focus of *Value Creation will be achieved through the acquisition and development of luxury resort and residential developments in the Caribbean.*

The company plans to specialize in the acquisition and development of luxury resorts in the Caribbean Basin, and in converting luxury hotels into Condo Hotels, a concept that has gained popularity in many international vacation resorts. **Andros Isle Development, Ltd.**, a Bahamian corporation, is a wholly owned subsidiary of Andros Isle Development Corp.

The company's principal objective is sustainable, long-term growth in earnings through the development and re-sale of luxury resort properties. The company's business plan will be executed by initially focusing on acquiring large tracts of ocean/beachfront properties in the Bahamas and the Dominican Republic.

Opportunity: Now that tourism is one of the world's biggest industries, it makes sense for towns, cities, and regions to market whatever nature and history have given them and, indeed, to create additional reasons to visit them. Most have something that can be packaged as culture -- whether it's "local culture" as in folklore or contemporary vibe, or heritage sites. Many places that feel a little short on cultural appeal are trying to make up for it by creating an event to appeal to culture lovers - festivals, conventions and niche events.

Trend researchers are also seeing increased interest in unusual travel destinations, places that offer unique experiences and new travelers' tales. Countries that combine "different" with "safe" are seeing a lot of interest. The appeal of destinations deemed 'safe' shouldn't be underestimated these days. New survey findings show only small minorities of people believe that travel is less risky today than it was five years ago: 24% in France, 20% in Germany, 26% in the U.K., and just 19% in the U.S.

AIDC's resort community will cater primarily to the affluent customer. All indications point to the fact that the affluent traveler overwhelmingly buys for quality, value and service rather than price. And while value for the dollar is important to the luxury buyer, it is not the deciding factor when making a travel purchase decision. In fact, 87% of them say they plan on staying in a luxury hotel or resort over the next two years.

Customers: Currently there are over seven million High Net Worth Individuals (HNWI) in the world with investable assets of over one million US Dollars, of which 2.1 million HNWI are in the US.

Furthermore, an estimated 17.4 million US households have annual incomes exceeding USD 100,000 (Cap Gemini/Merrill Lynch report). The Dominican Republic is the 8th most visited international destination for US international travelers, with 5% of households (over 1.1 million US tourists) having visited the island in 2004. At the moment there are no real deluxe American resorts on the island, with the exception of a few business hotels (such as Marriott) in the capital. This gap in the market place creates a unique opportunity to target and cater the needs and desires of the wealthy North American tourists.

The resort will be extravagant and offer all the amenities and services needed to attract the upper segment. Our intention is to have the likes of Ritz Carton, Four Seasons, St Regis and small "hotel boutiques" of at least 5 stars and above in the resort for both holidaymakers and Fractional Interest ownership.

Our marketing concept is geared towards affluent visitors, time-share owners and permanent residents who want the best of the best and are willing to pay for it. While holiday makers will find all their needs and

desires met by one of the five hotels or apartments, time-share owners and permanent residents will be able to choose between villas, bungalows and apartments of various shapes and sizes. While the focus will be on the North American market, we will also target distinguished Europeans. The marketing of the resort and especially villas and bungalows will be through travel agencies and Internet, as well as magazines, newspapers and golf events (2004 studies show that US holiday-makers use their travel agency (40%), internet (33%) and airline (24%) as their main source of information). We have included a USD 42 million budget for marketing purposes in our financial calculations.

Second Home Ownership

For Baby Boomers looking ahead to retirement, buying a second home is often part of making this dream a reality. Owning a home for most means security and peace of mind. Buying a second home offers a chance to relax and enjoy.

Whether used as a vacation getaway, a weekend hub for family gatherings or the next step to retirement, second home ownership is on the rise, especially for Boomers. Second home ownership is also returning to favor as an excellent investment opportunity as home values continue to gain and people look to diversify their assets out of stocks.

Second Home Ownership Growth Driven by Boomers Americans owned 5.5 million second homes during the 1990s--a figure that is slated to jump to 6.4 million units during the next decade, according to data from the U.S. Census Bureau. Part of this increase will be due to more Americans reaching the prime second home buying ages of 55-65. The solid housing market of the past few years has helped create an inviting climate for vacation home purchase. This increase is expected to continue as more Americans starting thinking seriously about their retirement plans.

Markets: *The Commonwealth of the Bahamas.* Tourism has been the motor of the Bahamian economy for the past several decades; the nation's geography, including its climate, natural beauty, and proximity to the United States, have made it a prime tourist spot. Tourism is the major determinant of the well being of the Bahamian economy and has maintained steady growth since World War II. The government has successfully implemented policies to increase private confidence and investment in the sector. It has transformed tourism into a year-round industry, overcoming the seasonal fluctuation of demand by aggressively promoting specialized summer tourist attractions. The World Bank estimates that the Bahamas accounted for 20 percent of stopover visitors in the Caribbean region as well as having a large share of cruise ship passenger arrivals.

The Bahamas averages over 4 million visitors annually. The statistical breakdown of foreign arrivals is included 52 percent stopover visitors, 43 percent cruise ship arrivals, and 5 percent day visitors. Total tourist expenditures in amounted to US\$870 million. Most of the expenditures were attributed to stopover visitors, who accounted for 92 percent of the total; by contrast, cruise ship passengers accounted for just 6.6 percent of total visitor expenditures.

Markets: *The Dominican Republic.* The Dominican Republic had 3.45 million tourist visitors in 2004, by far the most of any island. This was up from 3.28 million non-resident foreign arrivals in 2003. Cuba followed with 1.9 million (few of them Americans). Dominican tourism arrivals grew 4.8% during 2004, with 3,450,392 air arrivals (2,872,891 foreign air arrivals) and an average occupancy of 74%. This is despite the closing of several hotels in the Punta Cana eastern area due to damages caused by Hurricane.

US arrivals had increased 7.6% (931,248 arrivals) and 8.7% more Canadians had visited (448,527 arrivals). Tourist arrivals from Europe were up 4.0% (1,286,724 Europeans in 2004). The leading European source markets were France with arrivals down 5.4% (300,009 arrivals), Germany with a 4.1% decline (233,090 arrivals), Spain traffic was up 13% (228,035), UK travel was up 15% (197,954 arrivals), and Italy reported an 8.4% decline (123,904 arrivals).

Occupancy was up in all beach destinations, according to Central Bank statistics. In Boca Chica-Juan Dolio, occupancy was up 3.74%; La Romana-Bayahibe reported a 2.1% increase; Punta Cana-Bavaro posted a 1.3% decline, Puerto Plata occupancy was up 15%; Sosua-Cabarete, 18.3% and Samana showed 8.2% occupancy growth

Products & Services: Our resort communities will provide customers with a wholesome environment that provides amusement, entertainment, relaxation, excitement, competition, year round activities, souvenirs and great food all while forming lasting memories. Our projects will offer the following amenities:

- RESORT HOTELS - Bungalow type rooms with golf, tennis, swimming, water sports, state of the art environmental, fire, power and security systems
- GOLF COURSES – 9 and 18 hole championship style golf course and golf club
- MARINA - including club, boat yard and boat slips
- RETAIL SHOPPING VILLAGE - with Cinema Complex, Entertainment and Gourmet Dining establishments
- CONDOMINIUMS - overlooking the Beach, Golf course and/or Marina
- VILLAS/HOMES - luxury, private; overlooking the golf course, woodland areas and beachfront.

Marketing and Distribution

We plan to market our products and services initially through a network of key real estate industry participants including brokers, speakers and other influencers. We will also engage the services of a reputable marketing firm to assist us in creating exciting advertising brochures and presentations.

Employees; Corporate Headquarters

ANDROS ISLE DEVELOPMENT CORP is incorporated in the State of Nevada. Its corporate offices are currently based in Miami, Florida.

Our corporate headquarters are located at **1031 Ives Dairy Road, Suite 228, Miami, FL 33179.**

Legal Proceedings

We are not currently subject to any pending legal proceedings.

MANAGEMENT

Directors, Executive Officers and Key Employees

Our directors, executive officers and key employees are listed below. Our Board of Directors determines the number of directors. All directors hold office until the next annual meeting of the Board or until their successors have been duly elected and qualified. Officers are elected by the Board of Directors and their terms of office are, except to the extent governed by employment contract, at the discretion of the Board.

<u>Name</u>	<u>Position</u>
<i>Directors, Executive Officers & Other Key Employees:</i>	
Donald Harper.....	President / Chief Executive Officer and Director
Karlisle M. Williamson, Sr. ..	Sr. Vice President, Secretary and Director
Damien Grider.....	Director

Donald Harper, President & CEO – Donald Harper began his career at Telephone Marketing Programs, Inc. (TMP, Inc.), New York in 1984 where, as Senior Account Executive, he developed and managed Yellow Pages Advertising Programs for large organizations such as Northwest Airlines and First Bank.

He went on to work for Target Corporation, Minneapolis, and held a series of progressively more responsible positions in merchandising, inventory accounting, accounts payable, and project management, eventually becoming Supervisor of Accounts Payable in 1997.

Mr. Harper moved on to become Project Manager at Rite Aid Corporation, in Harrisburg, PA, where he developed a series of change management programs and managed business re-engineering projects for Rite Aid's Strategic Business Solutions department. While there, he was responsible for the development and implementation of expense reduction and process improvement programs.

Mr. Harper went on to serve as a Senior Manager of Cost Recovery for Footlocker, Inc., at its Shared Services corporate headquarters in Harrisburg, PA. More recently, he served as Chief Financial Officer of Coast To Coast Healthcare Solutions, Inc. a healthcare agency in Miami, Florida.

Mr. Harper received his B.S. degree in accounting from Brooklyn College in New York.

Karlisle Max Williamson, Sr., Sr. Vice-President - Karlisle “Max” Williamson, Sr. is an entrepreneur and has served in the financial services industry for the past twenty-five years. He was a business partner with Hamilton Standard, Inc., and has also served as a National Account Manager in the telecommunications industry.

Prior to joining Andros Isle Development Corp, Mr. Williamson was Director of Commercial Finance for Starbank, Inc. where he was responsible for procuring financing for businesses. Mr. Williamson’s expertise lies in financial functions such as interbank transfers, international finance, foreign exchange, accounts receivable financing, equipment leasing & real estate financing (residential & commercial)

Mr. Williamson works closely with the CEO, and the Company's outside advisers to accomplish the Company's short and long term growth objectives.

Mr. Williamson received his Bachelors in Business Administration degree from the College of Arts, Science & Technology (C.A.S.T).A. in Kingston, Jamaica. He is also a licensed Mortgage Broker in the State of Florida

.
Damien Grider, Director of Investor Relations / President, Andros Isle Development, Ltd. (Bahamas). - Damien Grider received both a Bachelors of Science Degree in Economics and a Bachelors of Science Degree in Criminology from The Florida State University in 1995.

Mr. Grider began his career as a Private Client Adviser for Olde Private Brokerage in the Fall of 1995. During his tenure at Olde Private Brokerage, Mr. Grider Co-managed client assets in excess of \$60MM, and personally gathered \$20MM in new accounts.

In early 1998, Mr. Grider joined Multi-Bank Securities as a Sales/Trader on their mortgage bond-trading floor. At Multi-Bank, Mr. Grider traded mortgage bonds and mortgage derivatives on behalf of small and mid-size financial institutions. In addition, he advised these clients on the movements in the interest rate market, and the impact of rate fluctuations on the clients’ cash management strategies.

Mr. Grider joined New Jersey based, Heartland Securities Corp’s Miami Trading Desk as Senior Equity Trader in the summer of 2000. At Heartland, Mr. Grider was responsible for the trading decisions in one of the firm’s proprietary NASDAQ trading accounts. As a top tier trader for Heartland, He set a record of six consecutive months without a losing day.

In January of 2002, Mr. Grider co-founded Miami based Private Equity firm, Nicholas, Moore and Associates Inc., and he heads its private equity division. Since joining Nicholas, Moore, and Associates Inc., he has been responsible for equity financing of numerous small cap companies as well as the creation of over \$700MM in shareholder equity through the structuring of reverse merger transactions.