



**MORNINGSIDE RV ESTATES**  
 12645 Morning Drive  
 Dade City, FL 33525  
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## 2025 - 2026

Monthly Rates			
Site Type	Off-Season May 1 - Sept. 30	Mid-Season Oct. 1 - Dec. 31 & April	Peak Season Jan. 1 - March 31
Basic	\$695	\$795	\$925
Premium (Corners)	\$795	\$895	\$995
Deposit	1st Month	1st Month	1st Month

Seasonal Rates		
Seasonal Sites	6-Month Occupancy	7-Month Occupancy / 5-Month Storage
Basic	\$3,995	\$4,795
Premium (Corners)	\$4,395	\$5,195
Deposit	\$595	\$695

- Monthly stays or longer paid with a credit card will receive an additional 2.75% processing fee
- Rates subject to change without notice; all sites and site-types are subject to availability
- All sites are 50 AMP service and roughly 2,160 square feet, while premium sites are generally on corner lots
- \$7 per day or \$95 per month per extra person charges above two (applies to seven years or older)
- Visitors are \$6/day and overnight visitors are \$12/night
- Monthly payment plans with yearly lease available. Call the office for the monthly payment plan rates.
- 6-month, 7/5 and annual occupants are subject to background checks at a nominal fee
- Electric is sub-metered for monthly stays or longer at our cost plus a \$4 administrative fee
- Electric deposit of \$150 required for monthly stays or longer
- Electric must be directly obtained from TECO for seasonal, 6-month, and annual guests
- Free WiFi is available at clubhouse and pool. WiFi access available at a cost.
- Visa, MasterCard and Discover are accepted for daily, weekly and monthly stays and all reservation deposits
- Valid rabies certificate required for all pets

### Cancellation and Refund Policies:

- Daily Reservations:** Full payment is required at the time of booking.
  - Cancellations made at least 14 days before the reservation start date will incur a \$35 cancellation fee, with the remainder refunded.
  - Cancellations made less than 14 days before the start date will result in the forfeiture of the payment.
- Weekly Reservations:** Full payment is required at the time of booking.
  - Cancellations made at least 30 days before the reservation start date will incur a \$95 cancellation fee, with the remainder refunded.
  - Cancellations made less than 30 days before the start date will result in the forfeiture of the payment.
- Monthly Reservations:** The first month's payment is required in full as a deposit at the time of booking.
  - Cancellations made at least 60 days before the reservation start date will incur a \$295 cancellation fee, with the remainder refunded.
  - Cancellations made less than 60 days before the start date will result in the forfeiture of the full first month's payment.
- Seasonal Reservations:** A non-refundable deposit of \$595 for 6-Months and \$695 for 7/5 stays.
  - Cancellations or changes to seasonal reservations are non-refundable and will not be credited.
- Holiday Reservations:** A minimum stay of 3-nights is required on, but not limited to, the following holiday weekends and events: New Years/New Year's Eve, Easter, Memorial Day, Father's & Mother's Day, 4th of July, Labor Day, Columbus Day, Halloween, Thanksgiving/Black Friday and Christmas.
  - Cancellations are non-refundable and non-transferable.
- No Refunds for Early Departures:** Refunds will not be issued for early departures under any circumstances.

**If you are a rally Wagon Master or have a large group, contact us for our special program and rates.**

**THANK YOU FOR YOUR BUSINESS! ENJOY YOUR STAY!**