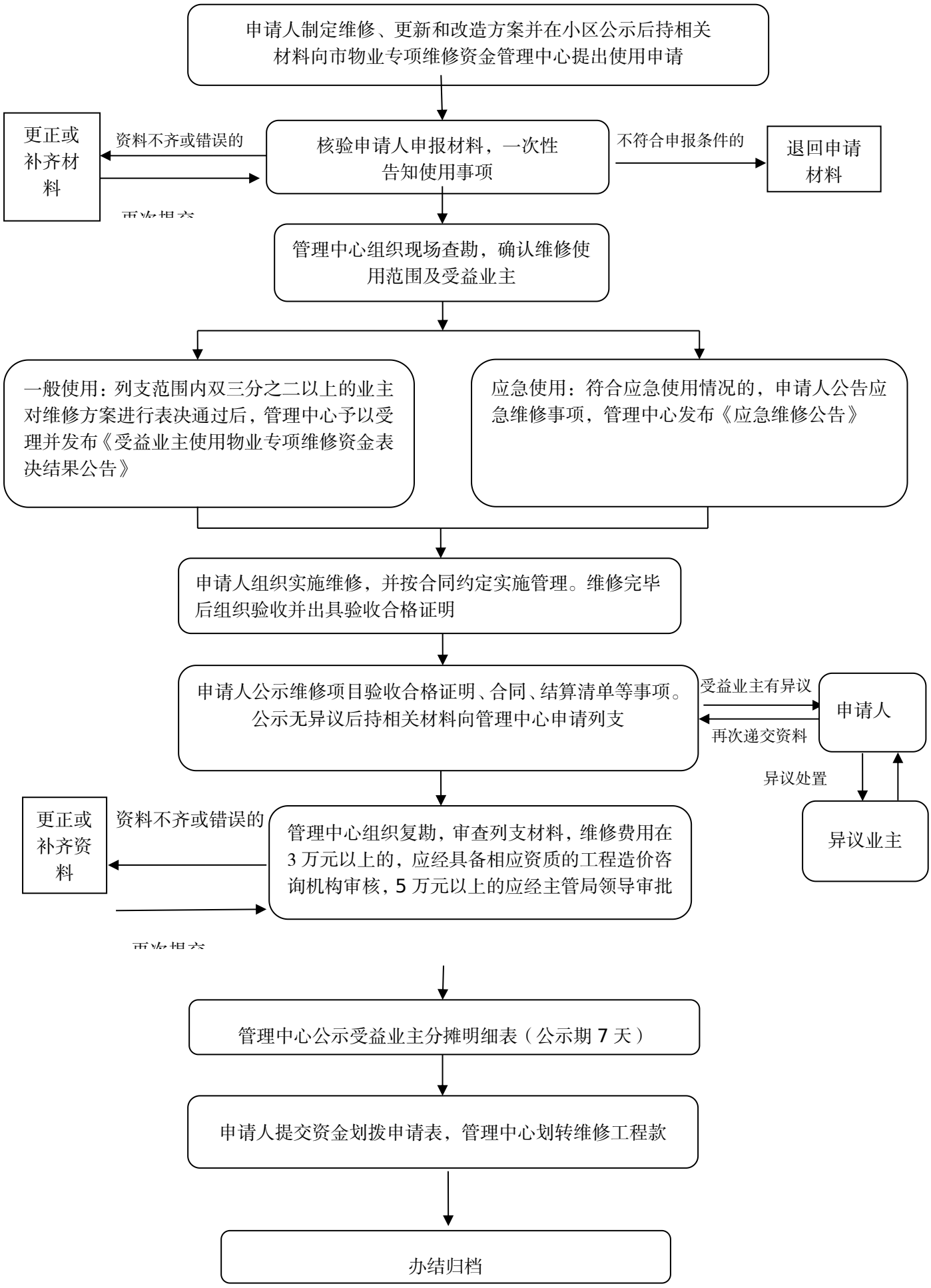物业专项维修资金使用业务运行图